



AGRICULTURAL CONSULTANTS | LAND AGENTS

37, Cypress Grove Rd.
Templeogue
D6W NF85



Contact Us

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For Sale

3 Bedroom Semi-Detached Residence
in a Prime Location;
37 Cypress Grove Road, Templeogue,
Dublin D6W NF85.

Asking Price:
€725,000

Property Overview

Brady Group presents to the market an opportunity to acquire a well-appointed semi-detached home in the highly soughtafter Templeogue area of Dublin 6W.

Built in the 1960s, this two-storey residence offers spacious living, a generous south-west-facing rear garden, and excellent connectivity, making it ideal for professionals and families alike.

The area boasts proximity to the city centre, complemented by access to the Dublin Mountains and many of South Dublin's mature parks.



At a Glance

- 1960s Semi-detached house
- Total Floor Area: 120 sq.m/ 1,291.67 sq.ft
- Incl Garage: 140.63 sq.m /1,514 sq.ft
- Bedrooms: 3
- Bathrooms: 1 Bathroom & 2 WCs
- BER: E2
- Gas Central Heating
- Cable TV
- Mains Water
- South-West Facing Large Garden
- Tarmac Drive with Off-Street Parking for 2-3 Cars
- May Qualify for the Vacant Property Refurbishment Grant



Key Features

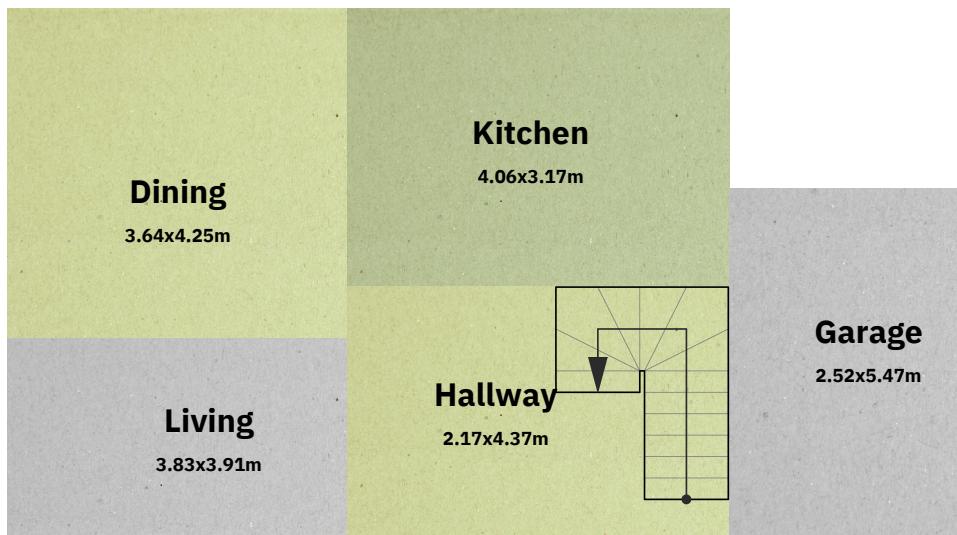
- **Prestigious Location:** Situated in the heart of Templeogue, with a host of amenities nearby.
- **Spacious and Well Laid-Out Interior:** Includes an entrance hall, kitchen, living room, dining room, bathroom, and two additional WCs.
- **3 Generous Bedrooms:** Well proportioned rooms providing ample space for modern living.
- **Garage and Off Street Parking:** Private driveway and garage with potential for conversion.
- **Modern Conveniences:** Gas central heating, Mains Water and PVC windows.
- **Expansive Rear Garden:** A well-sized south-west facing outdoor space with potential for further development.
- **Excellent Connectivity:** Serviced by electricity, water, telephone, and high-speed broadband.

Local Information

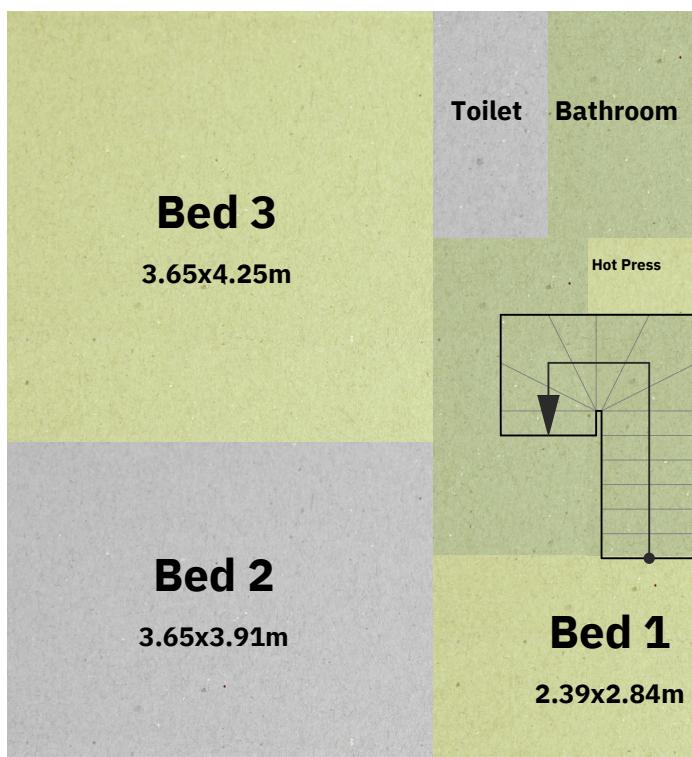
- The property is situated in Templeogue, one of Dublin's most sought-after and well established residential areas.
- A wide range of recreational and shopping facilities, including Bushy Park, Terenure College, Castle Golf Club, Templeogue Tennis Club, Templeogue Village, and Rathfarnham Shopping Centre.
- Excellent choice of junior and senior schools such as Our Lady's School, Terenure College, and St. Pius X Junior School.
- Ideally located within easy reach of the city centre and just a 3-minute drive to Junction 2 of the M50.
- Excellent public transport links, with Templeogue Bridge bus stop just a 6-minute walk away, servicing the 15, 49, 65, 65B, and S6 bus routes.

Floorplan

Ground Floor



First Floor



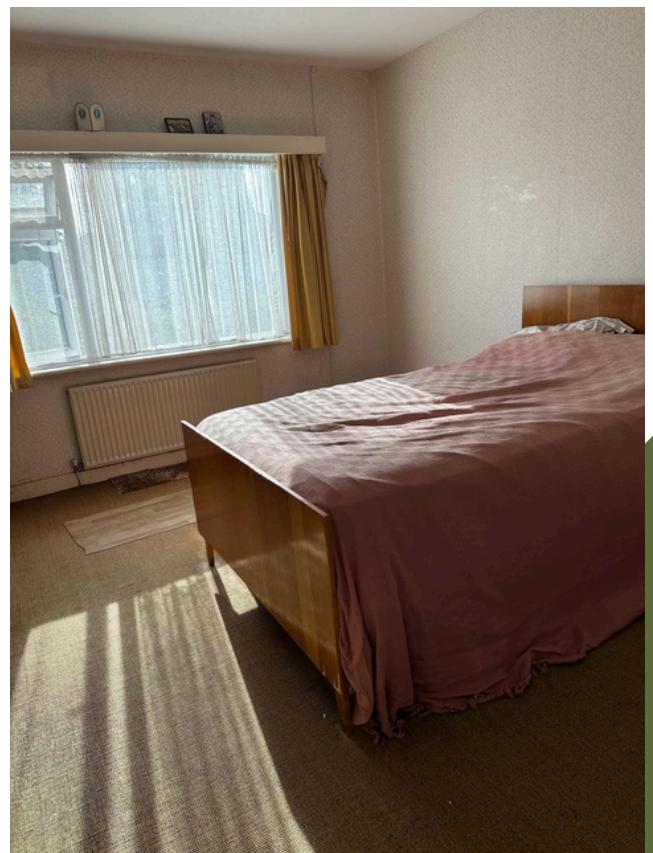
Dwelling



Dwelling



Dwelling



Building Energy Rating (BER)

BER for the building detailed below is:

E2

Address 37 CYPRESS GROVE ROAD
TEMPLEogue
DUBLIN 6W

Eircode BER Number D6WNF85

Date of Issue Valid 118482843

Until Assessor Number 29/05/2025

Assessor Company No 29/05/2035

109883

109882

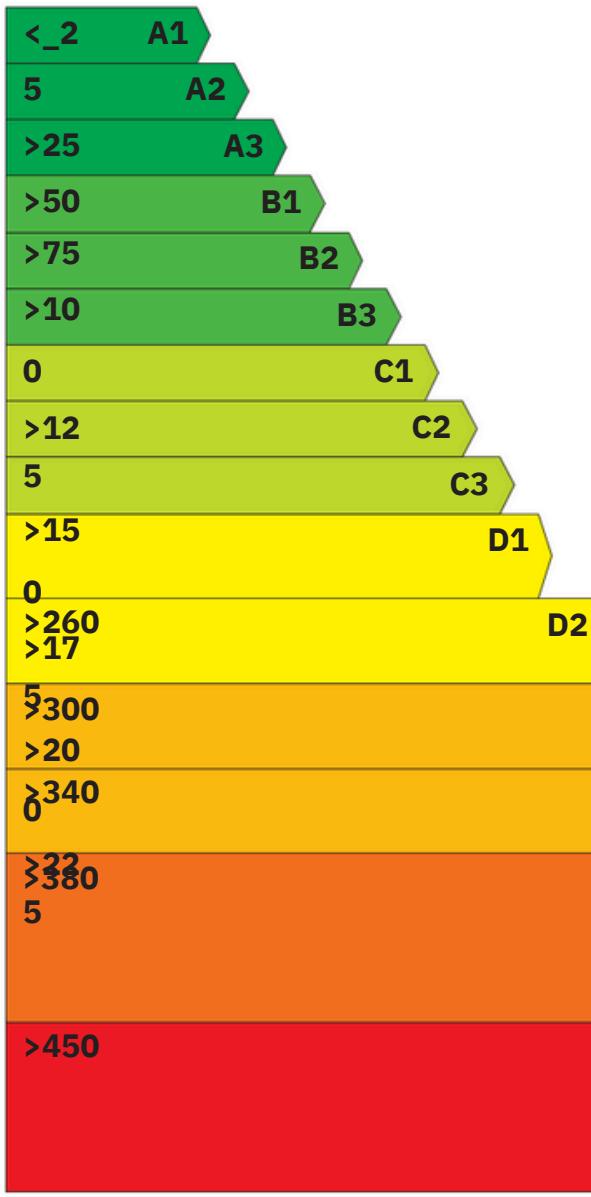
The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating

kWh/m²/yr

MOST EFFICIENT



E2

363.9 kWh/m²/yr

Carbon Dioxide (CO₂) Emissions Indicator

kgCO₂/m² /yr

BEST
0

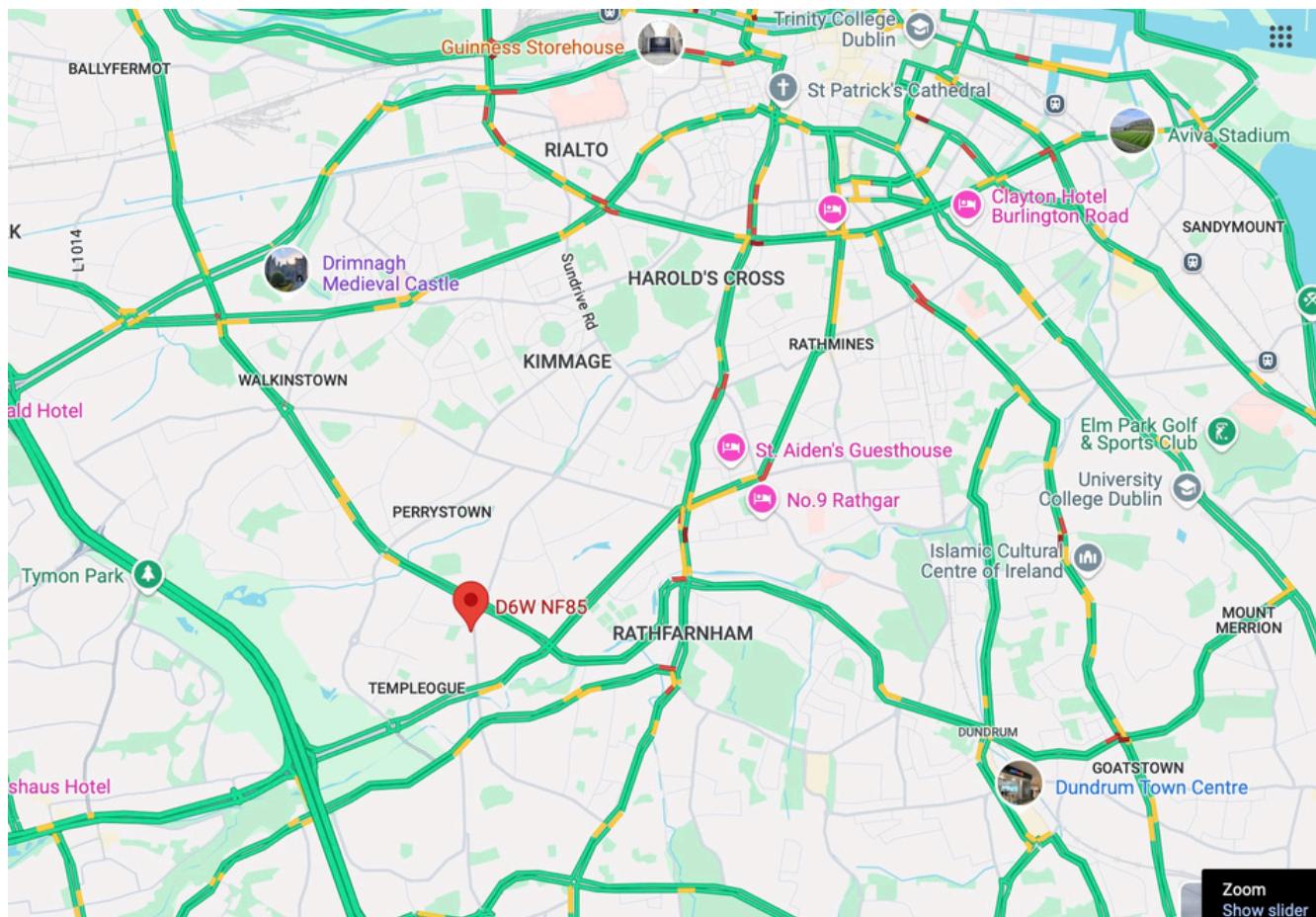
Calculated annual CO₂ emissions
72.86 kgCO₂/m²/yr

WORST
>120

The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

Map



Contact Information

For further details or to arrange a viewing, please contact:

Brady Group Agricultural Consultants and Land Agents

- Phone: 021 4545120
- Email: info@bradygroup.ie
- Website: <https://bradygroup.ie>

An exceptional opportunity to secure a distinguished home in one of Dublin's most desirable locations.



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PSRA licence number 001749

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