

51 Shanganagh Vale, Cabinteely, Co. Dublin



BER C3

For Sale by Private Treaty
€795,000

FEATURES

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
 - WALK IN CONDITION
- GARAGE ATTACHED WITH POTENTIAL TO CONVERT (S.P.P)
 - DOUBLE GLAZED WINDOWS THROUGHOUT
 - OFF STREET PARKING FOR 2/3 CARS
 - OFCH
 - CLOSE TO A HOST OF AMENITIES
- ON THE N11 AND WITHIN EASY REACH OF M50
- ULTRA HIGH SPEED INTERNET ACCESSIBILITY

No.51 is a bright and spacious four bedroom detached family home which comes to the market in walk-in condition. Measuring approximately 160m² /1,722ft² including the attached garage, this stylish and tastefully extended property boasts a number of features such as a mature rear garden which has been thoughtfully designed around sunny decked areas creating a private tranquil space.

The property has off street parking, open plan kitchen/dining area that is flooded with natural light and is perfect for entertaining friends and family. Lovingly maintained by the current owners, this home is sure to resonate with purchasers looking to up size and settle in this prestigious area of Cabinteely.

The accommodation consists of; entrance hall, living room, open plan kitchen/dining area, utility, guest wc and attached garage. On the first floor are four double bedroom (one en suite) and family bathroom. To the front of the property is a large cobble lock driveway with room for numerous cars and low maintenance surround. The side access leads to the private rear garden with

manicured lawn, wooden decking and mature hedging and shrubbery.

LOCATION

Shanganagh Vale benefits from a wide selection of services and amenities including Cabinteely Village and Park, Killiney shopping centre and Foxrock village. Deansgrange and Dun Laoghaire town centre and soon to be completed Cherrywood town centre are also close by providing a variety of eateries, restaurants, bijou shops, libraries and churches.

The Quality Bus Corridor (145, 46A & 84x) and N11 on its doorstep and Luas, Aircoach and DART located nearby providing easy access to the city centre and Dublin's leading schools, universities and colleges including: Our Lady of Good Counsel Johnstown girls and boys national schools, Clonkeen College, Loreto College Foxrock, Cabinteely Community School, St Brigid's girls and boys national schools, St Joseph of Cluny, CBC Monkstown, Coláiste Eoin, Coláiste Íosagáin, Scoil Lorcáin and Blackrock College. UCD, IADT, DIT and Trinity College.





DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

(1.98m x 1.58m) tiled floor leading to;

LIVING ROOM

(5.98m x 3.96m) wooden flooring with gas fireplace, radiators, tv and electrical points.

KITCHEN/DINING AREA

(6.59m x 6.01m) tiled flooring in the kitchen area with an array of wall and floor units, integrated oven and grill, stainless steel double sink and large island with breakfast seating area and gas hob. The extended dining area has wooden flooring and an abundance of natural light with 3 velux windows and double doors leading to the rear garden.

UTILITY ROOM

(2.94m x 2.00m) L shaped utility with plenty of storage, stainless steel sink and plumbed for washer/dryer

GUEST WC:

(1.76m x .82m) Wooden flooring with wc and whb.

GARAGE: (5.81 x 2.79m) Accessed via utility or from outside.

FIRST FLOOR

BEDROOM ONE:

(4.85m x 3.13m) carpet floor with radiator, electrical and tv points..

EN-SUITE

(1.79m x 1.57m) tiled wall and flooring, wc, whb, shower and heated towel rail.

BEDROOM 2

(3.68m x 3.39m) wooden flooring, built in wardrobes, radiator and electrical points.

BEDROOM 3

(3.67m x 2.92m) carpet flooring with radiator and electrical points.

BEDROOM 4

(2.87m x 2.14m) carpet flooring with radiator and electrical points

BATHROOM

Wooden flooring and tiled wall with wc, whb and bath with shower attachment.

OUTSIDE

Front garden features a large cobble lock driveway with room for several cars and low maintenance surround. The side access leads to the private rear garden with manicured lawn, wooden decking bordered with mature hedging and shrubbery.

BER:

C3

ASKING PRICE:

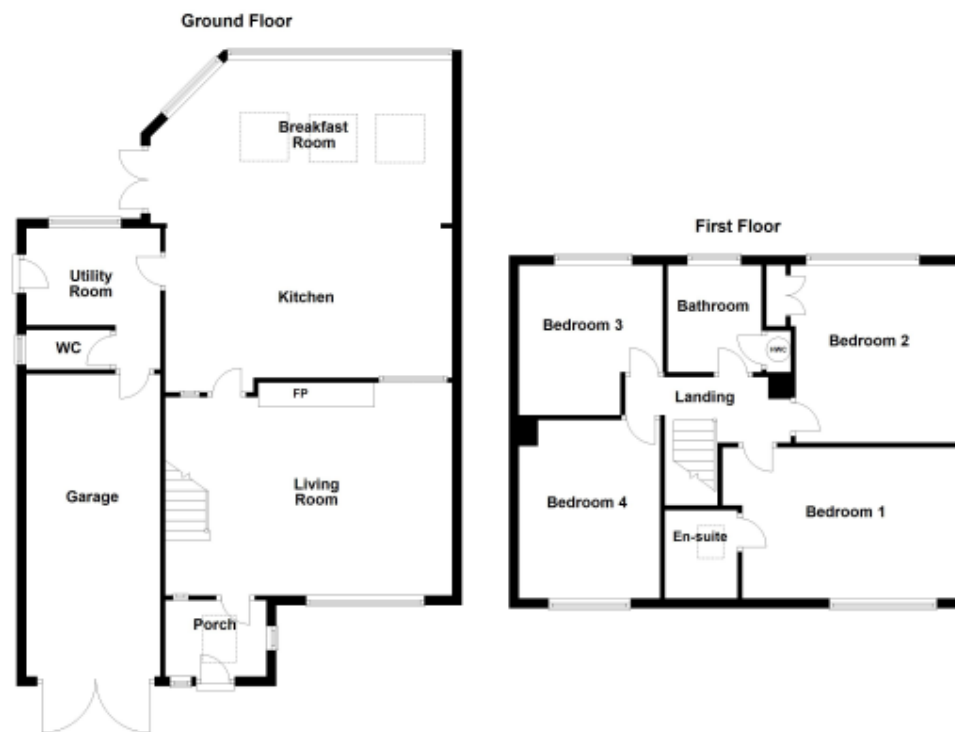
€795,000

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Plans not to scale, for identification purposes only

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