

50 CABINTEELY GREEN

CABINTEELY • DUBLIN 18



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A beautifully presented four bedroom semi-detached family home, superbly located in this mature residential area overlooking Cabinteely Green.

No 50 is presented in outstanding condition throughout, offering a bright and well-proportioned balance of living and bedroom accommodation which stands at 120 sq.m / 1,282 sq.ft (excluding attic). Originally a four bedroom home, the upstairs has been reconfigured adding an additional two rooms in a cleverly designed attic conversion with an en-suite shower room.

The ground floor accommodation comprises an entrance hall with a guest WC, a bright and spacious living room to the front of the house and an open plan kitchen / dining room leading on to the garden at the rear. First floor accommodation includes four bedrooms (master en-suite) and a family bathroom. The attic has been converted and offers two additional rooms, one of which is currently laid out as a single bedroom with en-suite shower room and an additional reception room. The attic space stands at 32 sq.m / 340 sq.ft. (approx.).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Outside, the front of the house offers ample room for off-street car parking on the driveway and the rear landscaped garden benefits from a south westerly orientation ensuring afternoon and evening sun.

No 50 is in walk-in condition and is guaranteed to appeal to those in search of a fine family home close to all amenities.

Location

Conveniently located just off Johnstown Road, the property enjoys an enviable position opposite the Green in this idyllic parkland setting. The living room and master bedroom enjoy an elevated overview of the rolling lawns, mature trees and shrubs.

Benefited by various local amenities and recreational facilities, excellent shopping facilities are nearby in nearby Cornelscourt, Deansgrange and Foxrock village. Cabinteely village is just a short stroll away with all its offerings which include an array of shops, bars and restaurants to choose from.

There are a number of sports and recreational facilities close by which include Leopardstown Race Course, Killiney Golf Club, Cabinteely Park and Cabinteely Athletics Club. There are a number of well established schools close by at both pre, primary and secondary level including The Park Academy, St Brigids Boys and Girls National schools to name but a few.

The N11 and the M50 are easily accessible, the location is well serviced by bus routes to and from the city centre by QBC's and the Luas park in ride is close by. St Stephens Green is 10km away.



Features

- Double glazed windows throughout
- Gas fired central heating
- Off street parking
- Attic conversion
- Landscaped garden to the rear

BER: C2 **BER Number:** 107517914

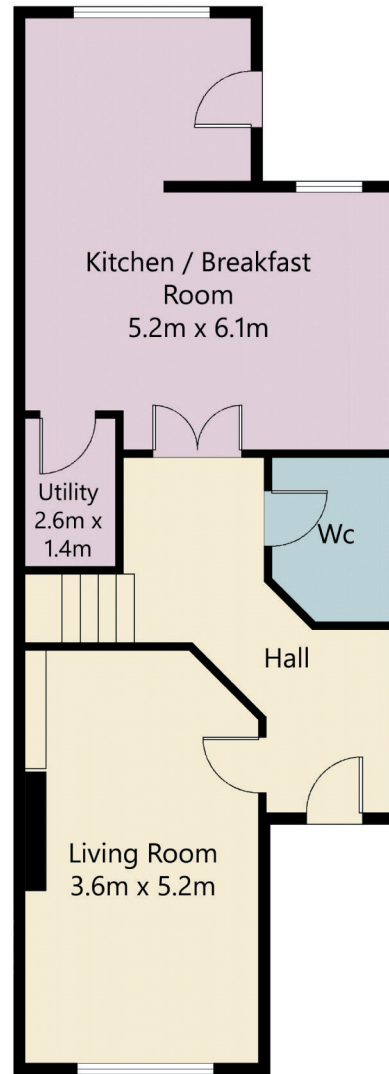
Energy Performance Indicator: 175.00
kWh/m²/yr

Approx. overall Square Footage: 120 sq m /
1,282 sq ft

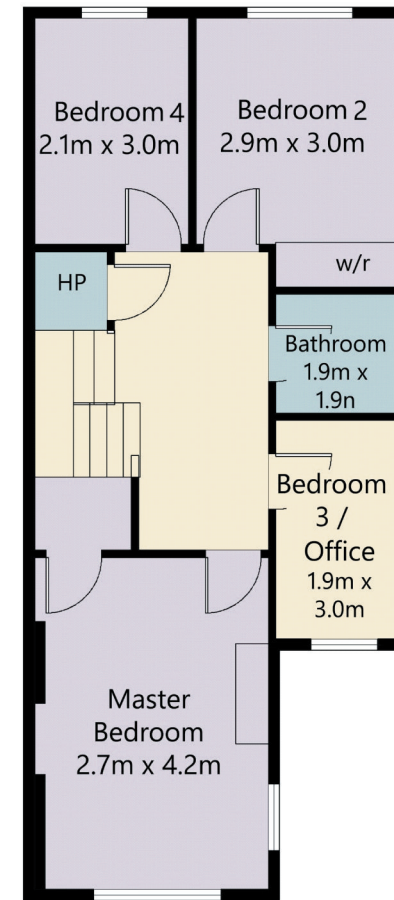
Viewing:

Guy Craigie
guy.craigie@ie.knightfrank.com

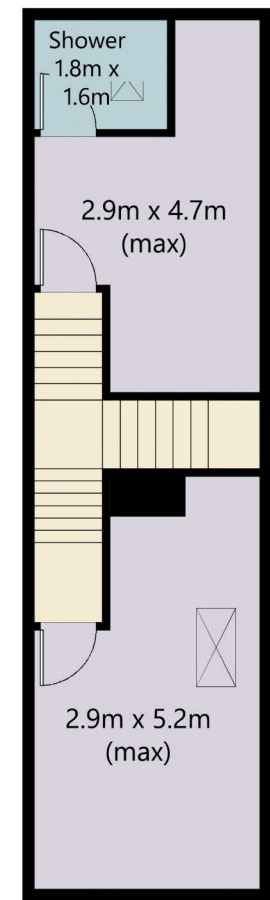
Viewing strictly by appointment



GROUND FLOOR



FIRST FLOOR



ATTIC

NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.