



DAPHNE KAYE  
& ASSOCIATES



## 2 HIGHLAND LAWN

The Park, Cabinteely, Dublin 18  
D18 V4YO



## 2 Highland Lawn, The Park, Cabinteely D18 V4YO



Cleverly redesigned, extended and refurbished to an extremely high standard, **2 Highland Lawn** is a stylish 3 bedroom home situated in a prime family location. The bright and well planned interiors extend to c. 117 sq m (1,260 sq ft).

The accommodation comprises Entrance Hall, Guest Shower Room, Lounge, TV/Play Room, Kitchen/Dining, Utility Room, 3 Bedrooms and Bathroom. Tastefully presented, the many quality features include a superbly appointed Kitchen, high specification to Bathrooms and quality flooring. The comfort of this fine property is further enhanced by the delightful garden and patio, with the benefit of a sunny aspect.

This tranquil cul-de-sac setting is within an easy walk to local shops and excellent schools, convenient to the N11, M50 and Luas. Surrounded by 100 acres of parkland, with winding woodland trails and an abundance of flora and fauna, a large playground, and a unique Japanese style café. Adjacent to a host of family activities with Youth Arts at Grainstore and including Tennis, Croquet and Golf at Carrickmines

### SPECIAL FEATURES

- Bright and spacious interiors of c 117 sq m (1,260 sq ft)
- Refurbished to a high quality specification.
- Improved insulation and a new condensing boiler system.
- Gas fired central heating.
- Quality double glazing.
- Intruder alarm
- Tastefully presented in walk-in condition.
- Superbly appointed Kitchen and Bathrooms.
- Delightful sunny garden.
- Tranquil cul-de-sac setting in a prime family location.



## ACCOMMODATION

### **Entrance Hall** 6m x 1.89m (19'6" x 6'2")

With attractive leaded and glazed front door, Italian dark Oak effect flooring and under stairs storage.

**Guest Shower Room**, Fully tiled walls with white suite incorporating power shower, w.c. pedestal w.h.b. and tiled floor.

### **Lounge** 5.37m x 3.98m (17'6" x 13'5")

With Turkish limestone fireplace (with bespoke protective glass on mantle) and incorporating feature cast iron inset and polished black granite hearth. Italian dark Oak effect flooring and recessed lighting.

Double doors to:

### **Dining area**

3.64m x 4.09m (11'9" x 13'4")

With attractive recessed cabinet/shelving unit.

### **Kitchen**

4.43m x 3.44m (14'5" x 11'2")

Dual aspect with a superb range of solid timber fitted units incorporating ceramic handles and illuminated work top areas with tiled surround, Siemens double oven Neff ceramic induction hob with concealed extractor and Siemens fridge freezer. Large island with overhead feature pendant lights, incorporating Siemens dishwasher, drawers and storage, with stainless steel circular basin sink. Recessed dimmer controlled LED lighting.

Opening to :-

### **TV/Play Room** 3.04m x 2.10m (9'9" x 6'9")

With storage and recessed lighting and featuring a clever pocket sliding door for privacy.

### **Utility Room** 1.96m x 1.75m (6'4" x 5'7")

With fitted shelving, Bosch washing machine and Zanussi condenser dryer. Boiler. Tiled floor.



Attractive staircase with solid Oak handrail leading to:

## FIRST FLOOR

### Landing

Hot press with shelving and insulated cylinder and stira style stairs giving access to floored and insulated attic.

### Bedroom 1 4.25m x 3.4m (13'9" x 11')

With wall to wall built-in wardrobes incorporating mirrored panels and chest of drawers.

### Bedroom 2 3.85m x 3.5m (12'6" x 11'4")

With fitted wardrobes and internally insulated.

### Bedroom 3 2.5m x 2.45m (8'2" x 8')

Fitted wardrobe, internally insulated.

### Bathroom 2.05m x 1.74m (6'7" x 5'7")

White suite incorporating bath with Mira elite power shower, pedestal w.h.b. with wall mirror in tiled surround and w.c. Fully tiled walls and floor.

## OUTSIDE

To the front the tarmac driveway edged in cobblelock provides front of house off street parking. The side entrance leads to the delightful garden with lawn, Indian Sandstone patio and an array of shrubs and specimen trees. There is a large timber garden shed with electricity. This peaceful, low maintenance and illuminated garden also benefits from a sunny aspect.

## BER DETAILS

**BER Rating:** C1

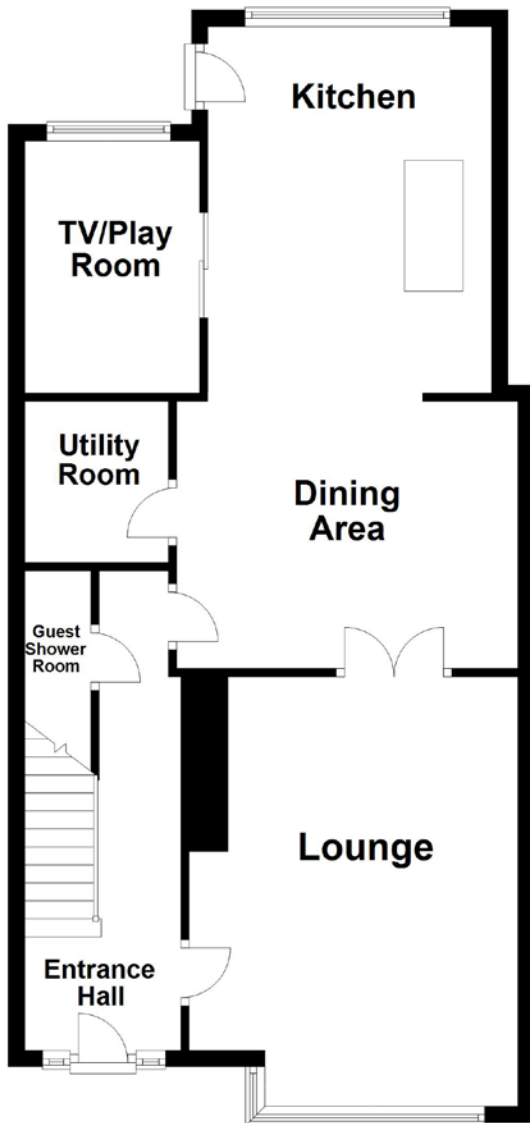
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**EPI:** 158.45 kwh/m2/yr

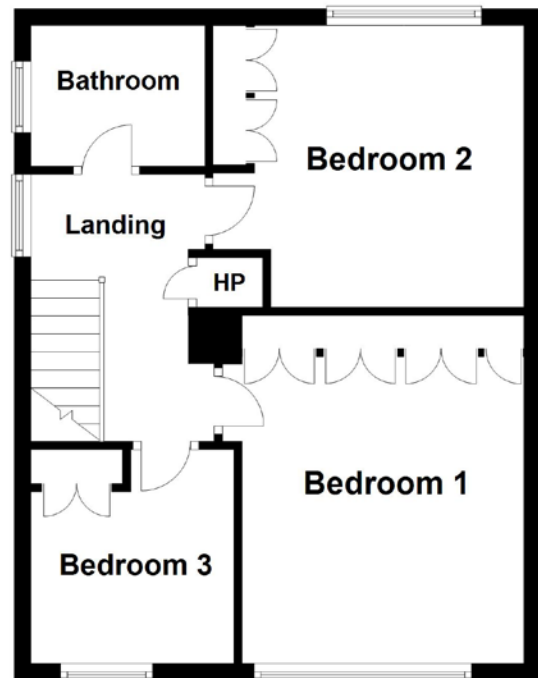


## FLOOR PLANS

**Ground Floor**



**First Floor**



**DK** DAPHNE KAYE  
& ASSOCIATES

The Gables, Foxrock Village, Dublin 18

**Telephone:** 01 289 90 34 **Mobile:** 087 256 02 69

**Email:** [daphne@daphnekayeandassociates.ie](mailto:daphne@daphnekayeandassociates.ie) **www:** [www.daphnekayeandassociates.ie](http://www.daphnekayeandassociates.ie)

PSRA No. 003990

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