



Site at 28A Glen Lawn Drive, The Park,
Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superb site for sale, complete with full planning permission, offering a perfect opportunity to create a new home in the ever-popular Park development in the heart of Cabinteely.

The subject site extends to approximately 210 sqm (0.051 acres) and boasts full planning permission (Planning Ref: D17A/0739) for a detached two storey property with provision for a new vehicular entrance gate that allows for off street parking and a side entrance leading to the rear garden.

The proposed dwelling will have an overall floor area of c. 118sqm / 1,270sqft. The design of this detached property is contemporary in nature further enhanced by a most appealing outlook over mature parkland to the front.

The Park development is a mature, highly sought-after location. It is a leisurely stroll to the villages of Cabinteely, Cornelscourt and Foxrock, all of which offer a fine selection of coffee shops, bijou eateries, boutiques and specialist shops. Tesco at The Park and Dunnes Stores at Cornelscourt offer a wider range of shopping options. Carrickmines Retail Park and Dundrum Town Centre are a short drive away.

Excellent transport links are on hand including the LUAS at Carrickmines, N11 (QBC – routes 145, 84, 84X and 46A) and M50 (Exit 13). The property is adjacent to Cabinteely Park and within close proximity of Sandyford and Stillorgan Business Parks, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre.

The property is conveniently located close to a choice of renowned national, junior and secondary schools including St Brigids boys and girls national schools, Loreto College Foxrock, Clonkeen College and Blackrock College.

SPECIAL FEATURES

- » Site with FPP for detached two storey dwelling with off street parking (Planning Ref: D17A/0739)
- » Close to Cabinteely, Cornelscourt and Foxrock villages
- » Most appealing outlook over parkland
- » Adjacent to Cabinteely Park with extensive playground, coffee shop and historic Cabinteely House
- » Very private and secure sylvan setting
- » Excellent transport links LUAS, N11 (QBC) and M50
- » Close to amenities, including local shops, schools and sporting facilities





