



## Cabin Hill, Naul, Dublin

**BER C1**

**4 Bed detached dormer bungalow which enjoys an elevated location on landscaped grounds of circa 0.75 acres**

**Showhouse condition throughout**

**Tastefully extended to the rear and side**

**Landscaped gardens front and back**

**Detached garage and timber bijou 'Wendy' house**



**PRICE: €545,000**

**O'Connor Property Consultants**

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## Cabin Hill, Naul, Dublin

### Accommodation

Gracious Entrance Hall	4.2m x 2.4m
Kitchen /Diningroom	6.5m x 5.2m
Large Conservatory	4.5m x 4.5m
Sitting Room	4.45m x 3.06m
Utility room	3.02m x 2.78m
Downstairs wc	2.4m x 0.9m
Rear Hallway	2.97m x 1.2m
Downstairs Bedroom	3.88m x 3.51m
En suite	2.4m x 0.8m
Master Bedroom 1 - first floor	5.06m x 4.56m
En Suite	1.9m x 1.9m
Bedroom 3	4.74m x 3.07m
Bedroom 4	4.14m x 3.65m
Family bathroom	
Detached Garage	7.7m x 3.9m

Bright and spacious entrance hall fully tiled  
 Feature hand painted Tierney Kitchen with an extensive range of wall & floor units fully integrated. Large centre Island with granite worktop. Picture window overlooking sunny rear garden. floor part tiled and solid wood, leading to large Conservatory newly constructed. With feature ceiling beams, pellet burner opening out onto sunny rear garden suitable for al frescp dining, solid wood flooring  
 Fully tiled flooring and cast iron fireplace with feature gas inset, overlooking the manicured lawns to the front Fully plumbed with a range of wall & floor units  
 wc, whb, tiled floor  
 Leading to the rear garden with ample storage space leading to en suite, with built in wardrobes, picture window overlooking manicured lawns, wooden flooring shower, heated towel rack, tiled floor and walls, wc, whb  
 double room leading to en suite, fully carpeted  
 With Power shower, heated toewl rail, wc, whb, tiled floor and walls  
 double room with built in wardrobes, fully carpeted  
 double room built in wardrobes, fully carpeted  
 Electric shower, bath, tiled floor and walls, heated towel rail, wc, whb, underfloor heating  
 Solid construction, same finish as house, tiled 'A' roof



### Some Features

- South west facing
- Electric gated entrance
- Large Conservatory Pellet Wood Burne
- Minutes walk to Naul village, local national school & local golf club
- Much sought after residential location

## **Directions**

Heading north from Dublin on the M1 take Exit 6 signposted Naul. Follow R122 to Naul Village. Turn left at the Seamus Ennis centre and follow the road south for approx 1.2km and property is on right with recessed entrance driveway through electric gates.

**Negotiator:** Mary Halligan MIPAV, REV, MCEI  
**Viewing:** By appointment only  
**Price:** €545,000  
**Size:** 205 m<sup>2</sup>  
**BER:** BER: C1  
BER No. 107830556  
Energy Performance Indicator: kWh/m<sup>2</sup>/yr 157.33