

FOR SALE BY PRIVATE TREATY

4 CABINTEELY PARK

CABINTEELY DUBLIN 18 D18 NH93

Asking Price

€645,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 2 Rec

110sqm / 1,184sqft

ASKING PRICE €645,000

Ideally located in this quiet cul de sac, surrounded by a choice of expansive open green spaces, excellent schools and top-class shopping, 4 Cabinteely Park is sure to appeal to those seeking a quality home in a location of the utmost convenience situated just minutes from the villages of Cabinteely, Cornelscourt and Deansgrange with easy accessibility to Dublin City centre and beyond provided for by the N11, QBC and M50.

To the front of the property there is low maintenance garden with off street parking and the benefit of an electric car charging point. The rear garden has a westerly orientation and is tastefully laid out with a sun trap patio and lawn with mature perimeter hedging.

Having been stylishly upgraded by the vendors, the internal accommodation extends to approx. 110sqm and is presented in good order throughout. It briefly comprises a reception hall with guest w.c. and playroom off which leads to a spacious living room with single and double doors to the recently remodelled kitchen/diner to the rear which is flooded with natural light and has a separate utility room. Upstairs there are three bedrooms, all with fitted storage and the bathroom.

FEATURES

- Quiet cul de sac location
- Electric car charging point
- Off street parking
- Westerly facing rear garden
- Sun trap patio
- Double glazed PVC windows
- Security alarm
- Gas fired central heating (combi)
- Excellent transport links (M50, N11, QBC)



ACCOMMODATION

Reception Hall

Guest W.c.

With tiled floor, w.c. and w.h.b.

Playroom / Office

With fitted storage and built in desk

Living Room

Feature wall with fitted shelving and lighting. Wood burning stove. Under stair storage.

Kitchen / Diner

A stylish kitchen, flooded with natural light with a range of fitted wall and floor units with integrated appliances. Tiled splashback. Utility room off. Sliding door to patio.

Utility

Tiled floor. Fitted shelving. Plumbed for washing machine.

Landing

With hotpress and stira to attic.

Bathroom

Tiled floors. Electric shower, w.c. and w.h.b.

Bedroom (1)

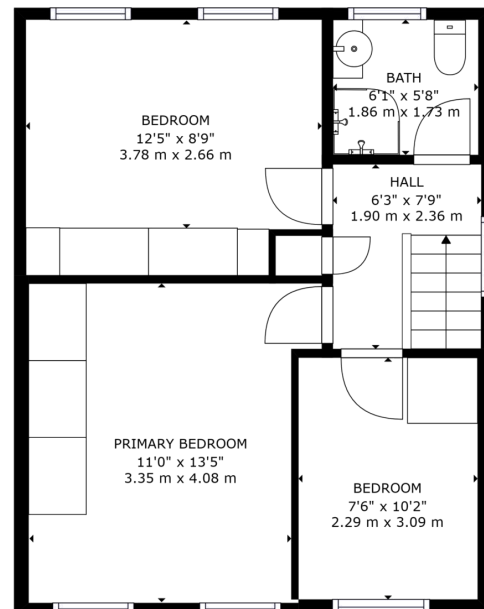
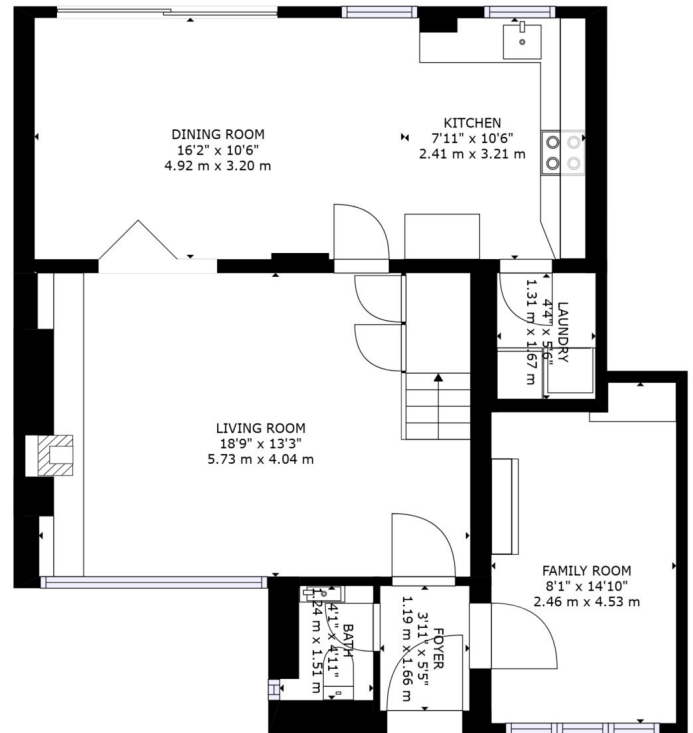
Double room to the front with floor to ceiling fitted wardrobes

Bedroom (2)

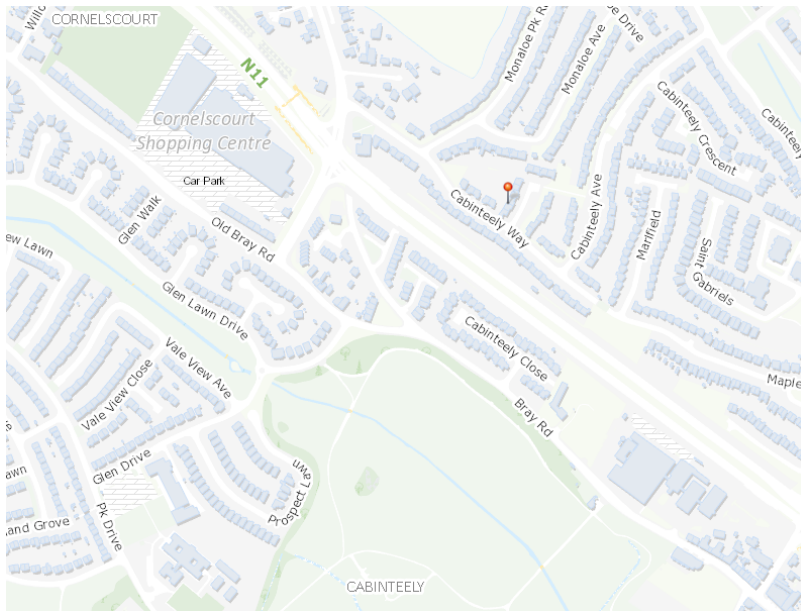
A single bedroom to the front with fitted storage.

Bedroom (3)

Double bedroom to the rear with fitted floor to ceiling wardrobes and shelving.



Not to scale. For identification only.



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Negotiator

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