

# 24 CARNEGIE DRIVE

Honeypark, Glenageary Road Upper, Dun Laoghaire, Co. Dublin



Great South Dublin Location

BER A2

Attractive five bedroom high specification showhouse for sale.  
Close to superb lake, parkland & playground in new Cosgrave-built  
development Honeypark on the Glenageary Road Upper







## THE PROPERTY

No. 24 Carnegie Drive is an outstanding quality Cosgrave-built home that offers an exceptional package that combines excellence in design and detailing, long term sustainable living, wonderful on site amenities in the heart of, and convenient to many of South Dublin's best neighbourhoods.

No. 24 Carnegie Drive exudes style & sophistication and the extensive superbly proportioned bedrooms & living accommodation extends to 207 sq.m / 2,228 sq.ft.

Add to this the A rating high-efficiency and special insulation measures and you realise that the house represents an attractive turn-key solution to competition from most second hand homes in comparable locations. See [www.honeypark.ie](http://www.honeypark.ie) for more details on the specification.

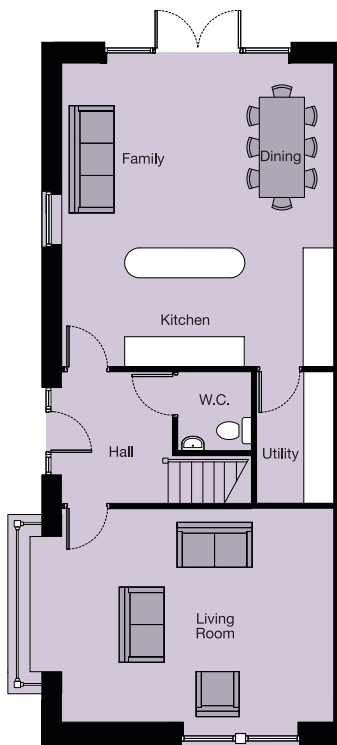
Honeypark is built on the Olde Dún Laoghaire Golf Course with its magnificent array of trees, flora and fauna, a feature lake, children's playground, multi-sport playing area, garden seating, picnic areas, rambling nature walks, a tree lined boulevard, a central piazza, park keepers lodge, an expanse of landscaped areas, rolling parklands and public transport links.

There is a Costa Coffee at the neighbourhood centre together with Base Pizza, a Tesco Supermarket and a selection of local shops.

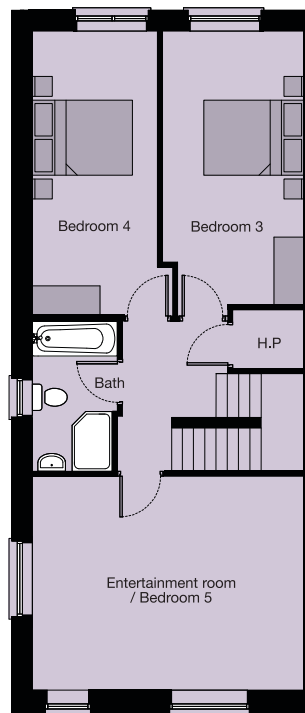
No. 24 is the former Ash Plan showhouse and is being offered for sale fully furnished to include all floor coverings, curtains, blinds, fixed light fittings, alarm, all kitchen appliances and all of the contents.



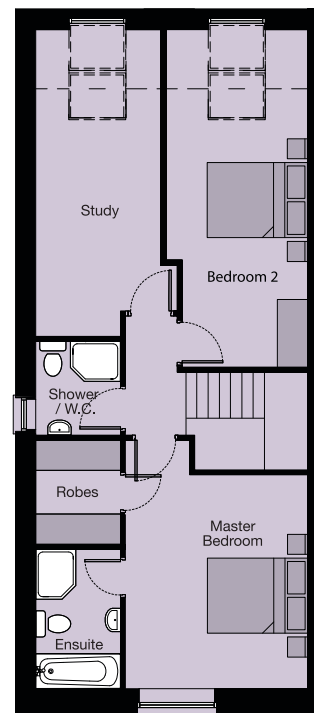
C.207 SQ.M - C.2,228 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN/FAMILY/DINING ROOM	6.1M X 5.4M	(19' 9" X 17' 7")
LIVING ROOM	5.4M X 4.1M	(17' 7" X 13' 5")
ENTERTAINMENT ROOM / BEDROOM 5	5.4M X 4.2M	(17' 7" X 13' 9")
MASTER BEDROOM	4.9M X 3.6M	(16' 1" X 11' 10")
BEDROOM 2	6.7M X 2.8M	(22' 0" X 9' 2")
BEDROOM 3	5.7M X 2.8M	(18' 8" X 9' 2")
BEDROOM 4	5.7M X 2.5M	(18' 8" X 8' 2")
STUDY	6.1M X 2.5M	(20' 1" X 8' 2")





Scan for Google Maps



## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER A2

BER No. 108201344

Energy Performance Indicator: 39.72 kWh/m<sup>2</sup>/yr

## SERVICE CHARGE:

Currently €698 per annum

**01 6318 402**

[www.hookemacdonald.ie](http://www.hookemacdonald.ie)

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PSRA Licence No: 001651

## FOR MORTGAGE ADVICE CONTACT:



**01 676 3654**  
[www.irishmortgage.ie](http://www.irishmortgage.ie)



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