



BER D2



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36 Glen Lawn Drive, The Park, Cabinteely, Dublin 18
D18W2W9

135 sq.m / 1453 sq. ft.

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36 Glen Lawn Drive, The Park, Cabinteely, Dublin 18 D18W2W9

Offered to the market in walk-in condition is this beautifully presented detached family home. Overlooking a large green area, this ready to move into home has been loving upgraded and comprises well appointed, bright and spacious accommodation of c. 135sqm.

Front the outside it is immediately evident this home is excellent. The front door has recently been upgraded to a draft proof composite door which opens into a spacious and inviting entrance hall. A reception room to the left is large in size and overlooks the gardens and a green area. Glazed doors allow this room and the kitchen open into one very large space for home entertaining with the fully fitted kitchen opening into the mature rear garden also. A further reception room also faces to the front from the right hand side of the hallway along with two excellent bedrooms and a showerroom at ground floor level. On the first floor a naturally lit landing comprises two very spacious double bedrooms off, the front with access into an oversized bathroom offering the scope for an ensuite if desired.

The location of this home is second to none. Cabinteely & Foxrock Villages are within walking distance, while Cabinteely Park with its state of the art children's playground and nature walks is just minutes from this house. Local schools include St Brigid's Boys and Girls National School, Hollypark and Loreto Foxrock. Dunnes Stores Cornelscourt completes the picture by offering grocery shopping on your doorstep. The N11 and its quality bus corridor is minutes away as is the M50 and the LUAS is within easy walking distance.

Overall this fine family home is excellently located and offers where one only has to hang their hat upon moving in.

Accommodation

Entrance Hall 6.95 x 2.95 (furthest points)

Bright and inviting entrance hall with accommodation off and stairs leading to first floor level. Parquet flooring, coving to ceiling and alarm panel.

Living / Dining Room: 6.75 x 3.9 (furthest points)

Very large open plan area comprising a living area overlooking the garden and green area with a marble fireplace, coving to the ceiling and a tv point. The dining area also has coving and glazed double doors opening from the kitchen / breakfastroom.

Kitchen: 4.30 x 3.35

With cream floor and eye level fitted units, breakfast counter, Zanussi oven, hob & extractor fan, tiled splash back, dishwasher, washing machine, stainless steel sink unit and a door leading to the landscaped rear garden.

Shower Room: 1.96 x 1.6

Recently upgraded showerroom with Mira Elite shower, w/c, wash hand basin, tiled splash back & fitted towel rail.

Bedroom: 3.20 x 1.99

Overlooking the rear garden.

Bedroom - 3.20 x 2.60

Generous sized bedroom overlooking the rear garden.

Family Room: 4.76 x 2.37

Front facing reception room overlooking the large green area to the front.

Upstairs

Landing: 3.70 x 2.18

Spacious landing with hot press, storage room, Velux window & access to attic.

Master bedroom: 4.55 x 4.2

Very large front facing double bedroom with fitted wardrobes. Door to bathroom off.

Bathroom: 3.66 x 1.71

Recently upgraded with w/c, wash hand basin, bath, timber floor, tiled splash back, Velux window.

Bedroom; 4.48 x 3.10

Large double bedroom overlooking the rear garden with built in wardrobes and eaves storage.

Garden:

To the front is a landscaped garden with manicured lawns surrounded by well stocked beds and a driveway providing off street parking to complement the ample on street parking available due to this well laid out estate. Two gated side entrances lead to the rear garden which is fully walled in, mostly under lawns, boasting a paved patio area and again well stocked with plants and shrubs. Beautifully presented rear garden.

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BER No.108884875

EPI: 278.01 kWh/m²/yr

Features

- Landscaped gardens front and rear
- Easy access to leading schools and colleges
- Adjacent to the QBC & N11
- Walking distance of Cabinteely and Cornelscourt villages
- Adjoining Cabinteely Park
- Alarm system
- Oil fired central heating
- Two side entrances to the rear garden
- Recently upgraded throughout

View By Appointment

Asking Price: €645,000

