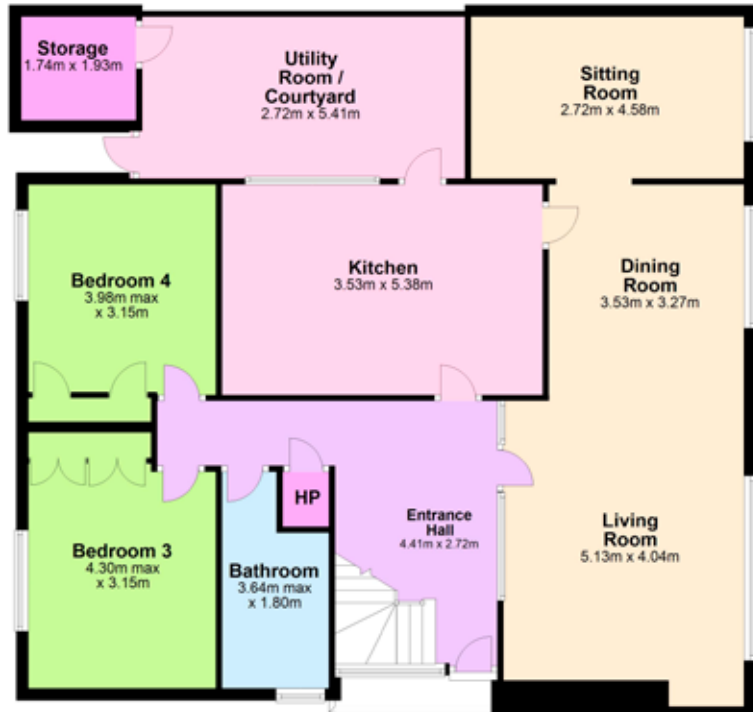
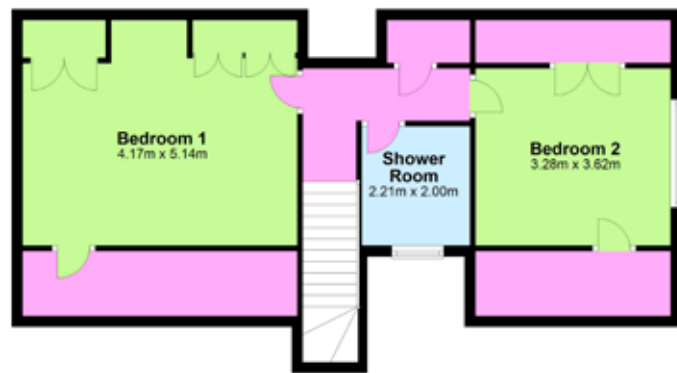




Ground Floor



First Floor



## DNG Dun Laoghaire

76a Upper George's Street, Dun Laoghaire, Co. Dublin  
T: 01 2301616 | E: [dunlaoghaire@dng.ie](mailto:dunlaoghaire@dng.ie)

## Negotiator:

David Dobbs

PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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DOUGLAS NEWMAN GOOD  
**DNG**

69 Shrewsbury Lawn, Cabinteely, Dublin 18

C. 1,935 sq. ft / 179.77 sq.



DOUGLAS NEWMAN GOOD  
**DNG**





## 69 Shrewsbury Lawn, Cabinteely, Dublin 18

DNG are pleased to launch 69 Shrewsbury Lawn to the open market, a superb 4 bedroom detached dormer bungalow of 1,935 sq. ft / 179.77 sq. m on one of the most mature and sought after roads in the area. No. 69 boast a fabulous private garden with a perfect sunny south west orientation with mature trees to the rear adding to the sense of seclusion and privacy.

The bright well laid out accommodation comprises entrance hall, sitting room, dining room, living room, kitchen, 4 bedrooms, bathroom and shower room. This is complemented by a roofed utility area to the side and a block build storage shed. With space to both side and rear there is ample space to extend the house if required.

Shrewsbury Lawn is convenient to a host of services and amenities including Cabinteely and the bustling town centres of Blackrock, Dun Laoghaire and Stillorgan. The N11/QBC is within a stones throw providing easy access to the city centre. There are ample bus routes within walking distance and the DART and LUAS are nearby. The area is also convenient to many of Dublin's finest schools and colleges. Shrewsbury Lawn also benefits from being located beside numerous parks such as Cabinteely Park and Kilboggett, fantastic amenities for a growing family.

Outside.

Wonderful grounds boasting an abundance of mature shrubs and flower beds. Large expanse of lawn with South West aspect to rear. Large front driveway and garden ensuring the house is tucked well in off the road. Ample off street parking. Please note the garden extends beyond the rear hedge as indicated in the aerial shots.

### Accommodation

Entrance Hall  
Sitting room  
Dining room  
Living room  
Kitchen  
4 Bedrooms

Bathroom  
Shower room

BER: F  
BER No. 112411467  
Energy Performance Indicator: 423.32 kWh/m<sup>2</sup>/yr



### Features

- Large private South West facing back garden
- Excellent opportunities to extend
- Oil Fired central heating
- Phone-Watch monitored alarm
- Ample Off street parking
- Close to Cabinteely village with multitude of restaurants and nearby Dunne Stores
- 3 minute walk to 145 bus stop (runs every 10 mins)
- Easy access to M50
- Popular mature road
- Well located at peaceful end of cul de sac
- Surrounded by excellent schools and colleges

### View By Appointment

