



Edwell Grove, 35 Shanganagh Vale, Cabinteely,
Dublin 18

148.38 Sq. M

DNG Dun Laoghaire

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Negotiator:

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DNG are proud to present this wonderful property with large gardens offering excellent opportunities to extend /develop (subject to planning permission). The gardens are private and boasts a sunny aspect. Rear lane which would provide access.

The property offers bright spacious accommodation of approximately sq.m comprising of reception porch, entrance hall, guest WC, reception one, dining room, kitchen & utility. There are four bedrooms, and a family shower room.

Shanganagh Vale is convenient to a host of services and amenities including Cabinteely Village and Park, Killiney shopping centre and Foxrock village. Deansgrange and Dun Laoghaire town centre are also close by. The Quality Bus Corridor (145 & 84x) and N11 are at the entrance to the estate and provide easy access to the city centre. The Luas, Aircoach and DART are also nearby as well as some of Dublin’s finest schools, with easy access to colleges via the N11..

Accommodation

Entrance hall 6.93 x 2.33	Bedroom 3.66 x 2.73
Living room 6.58 x 4.80	Bedroom 3.66 x 2.98
Dining room 3.61 x 3.56	Bedroom 4.78 x 3.03
Kitchen 2.10 x 4.93	Inner hall 6.55 x 1.03
Utility 1.80 x 1.48	2.53 x 2.48 shower room
Sheds 3.19 x 2.34	1.08 x 1.50 WC
Storage 1, 2.6 x 0.90 storage 2, 2.22 x 2.43	BER: E2
Bedroom 3.66 x 3.56	BER No.110885365
	Energy Performance Indicator: 360.21 kWh/m²/yr

Features

- Large detached 4 bed family home built in c.1970 and situated in a quiet, leafy cul-de-sac
- large gardens oozing potential to extend/ develop(subject to p.p)
- Spacious driveway offering ample parking and garage.
- Located close to Cabinteely Village with views towards Killiney Hill
- Excellent access to transport (M50, LUAS, aircoach, local bus), amenities, parks, health and leisure services.
- Nearby Cabinteely Village has a modern library, bistro, and a lively church/community centre.
- There is an arts hub and oriental garden at the gracious Cabinteely House and Park.
- Walking distance to Dunnes Stores Cornelscourt and Tesco shopping centre.
- Close to Carrickmines Retail Park.

View By Appointment

Asking Price: €650,000

