



4 Park Drive, The Park, Cabinteely, Dublin 18



Morrison
ESTATE AGENTS



For Sale By Private Treaty

A stunning modern four bedroom family home presented in showhouse condition with an inviting, smart, interior designed layout which has been extremely well maintained and tastefully upgraded with a large bright extension to the rear and a southerly rear garden aspect all situated in one of south Dublin's most sought after developments with private parking in an extended double Cobble Lock driveway which has parking for two/three cars.

The Park Cabinteely is a deservedly exclusive, popular upmarket family development with extensive landscaped green spaces and adjoins Cabinteely Park which is ideal for families and it is superbly located off Cornelscourt Hill, within walking distance of its own on site retail services such as Tesco Express, Park Pharmacy, Park Academy Creche, Medical and coffee shop / takeaway and is also just around the corner from Dunnes Stores at Cornelscourt. There is a large selection of neighbourhood services in the general area including some of south Dublins best restaurants, and the area is also convenient to Foxrock and Blackrock villages, as well as Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also close by.

Cabinteely Park borders this development and it is one of south Dublins best amenities with several hundred acres of parkland and walk ways, playgrounds. Sandyford Industrial Estate, The Beacon Hospital and Beacon South Quarter Shopping Centre are all conveniently located as is Central Park, and Carrickmines Retail Park.

The area has a large selection of south Dublin's best schools including St. Bridgets, Loretto Foxrock, Hollypark, Newpark and St. Andrews. UCD is also easily accessible.

There are excellent public transport facilities available nearby including a regular bus service which serves the N11, Dundrum, University College Dublin and the City Centre. Both the LUAS at Carrickmines and the M50 are easily accessible.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, cycling clubs, a selection of Golf and pitch & putt courses, driving range, Kiltarnan Ski Centre and various equestrian facilities. Enniskerry Village, Powerscourt House, Gardens and Waterfall and the 5 Star Powerscourt Hotel are a short drive away.



Features Include

- Well proportioned, spacious accommodation. 149 Sq.M (1,614 Sq.Ft)
- Bright, well appointed, immaculate interior with neutral colour schemes- absolute walk-in condition
- Oak wooden floor throughout living areas
- Feature high ceilings
- Fully fitted oak kitchen with granite worktops and integrated kitchen appliances
- Solid fuel fireplace in living room
- Fitted carpets, blinds, and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and microwave included in sale
- Gas Fired central heating
- PVC Double Glazed windows
- Digital Burglar Alarm system





- Large floored attic with Stira access- suitable for conversion to additional bedroom or family area
- Mature, landscaped and easily managed suntrap gardens to rear with feature patio, and separate purpose built shed with electricity connected, ideal for storage or hobby.
- Large Cobble Lock driveway to front with parking for two/three cars
- Close access to Cabinteely Park entrance area
- Highly convenient location close to a wide choice of local schools including St. Bridgets and all amenities, Sandyford Business Region, Dundrum Town Centre, LUAS park and ride and the M50

Accommodation

Porch Entrance: with tiled floor

Reception Hallway: with hardwood glass paneled entrance door, solid wooden flooring, digital burglar alarm panel, understairs storage, guest cloakroom off, ceiling coving

Living Room: 5.20m x 3.9m, with oak wood flooring, feature fireplace with multi fuel fireplace, T.V. point, ceiling coving, opening to dining room

Dining Room: 3.9m x 3.5m, with walnut wood flooring, ceiling coving, picture window overlooking rear garden aspect, double doors to sun room, archway feature opening to kitchen

Sun Room: 4.9m x 4.8m, with walnut solid wood flooring, tv point and French doors leading to garden, vaulted ceiling with Velux roof windows feature, blinds, gas fire, overlooking rear garden

Kitchen/Breakfast Room: 3.92m x 3.6m with an extensive range of oak fitted units, granite worktops and splashback, stainless steel sink unit, Bosch built-in double oven, AEG 5 ring gas hob, Belling stainless steel extractor fan, Microwave, Hotpoint fridge/freezer, dishwasher, Feature Island with granite worktop and storage under, T.V. point, recessed lighting, ceramic tiled floor, feature window with attractive garden outlook

Utility Room: 1.2m x 1m, with range of built-in units, worktops, plumbed for washing machine and tumble dryer, porcelain tiled floor, door to rear garden

Guest WC: 1.3m x 1.3m, with white suite comprising wc and whb, tiled splashback and porcelain tiled floor, window to side aspect. Under stairs Storage

Upstairs there are four bedrooms:

Master Bedroom: 3.65m x 3.4m, with range of built-in wardrobes, carpeted flooring, t.v point and picture window overlooking front aspect.

En-Suite Shower Room: 1.77m x 1m, with white suite comprising shower tray with tiling and shower, wash hand basin and tiled splashback, porcelain tiled floor

Bedroom 2: 3.9m x 3.44m, with carpeted flooring and picture window overlooking rear

Bedroom 3: 3.6m x 2.5m, with carpeted flooring, and picture window overlooking rear

Bedroom 4: 3.4m x 2.97m, with built-in wardrobe, carpeted flooring and window overlooking front aspect

Bathroom: 3.01m x 1.7m, with white suite comprising bath with shower over, glass shower door, wc, wash hand basin, part porcelain tiled walls and floor

Hot Press: Water storage tank, full hot press shelving

Landing: with Stira attic access to floored attic. Window to side access

Outside:

To front, extensive double front feature cobble locked off street parking forecourt, with parking for two to three cars, lawned garden area with mature flower beds to front and access to rear from side. To the rear, there has been a complete landscaped design with patio feature, purpose built garage unit, with electricity, a superb garden which enjoys a high degree of privacy and seclusion with feature south facing aspect.

BER:

D1

BER Number: 104250097

EPI: 186.8 kWh/m²/yr

Viewing by prior appointment.

Contact:

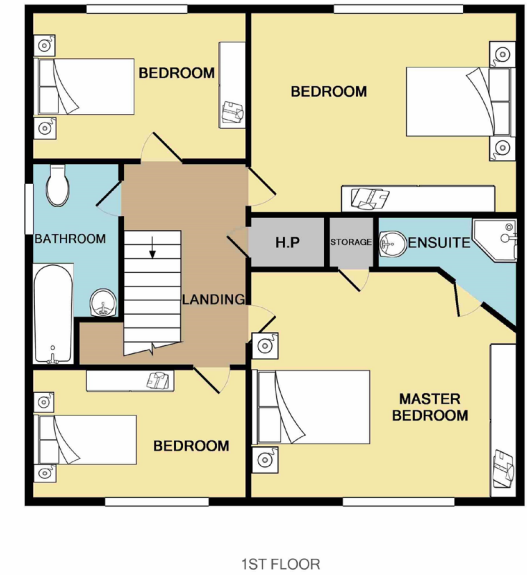
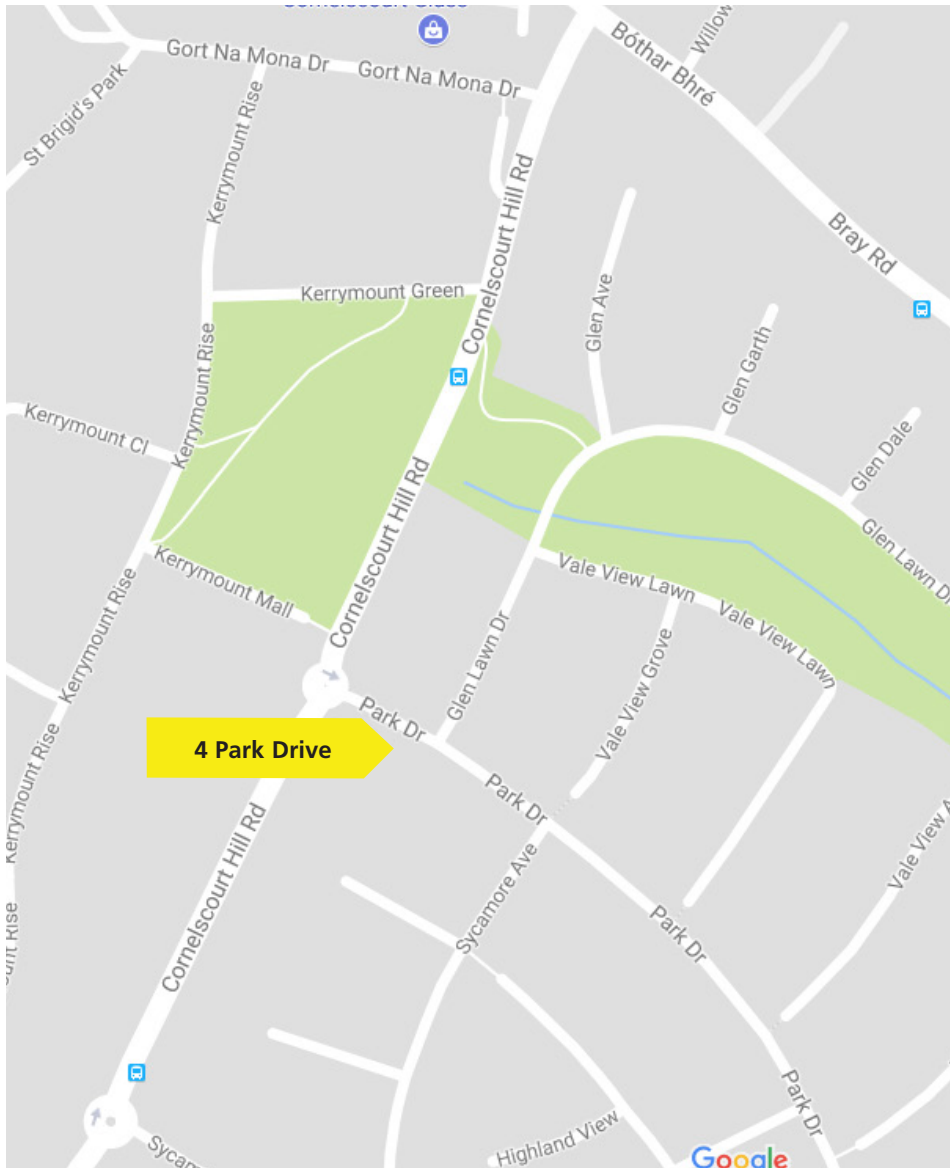
James Morrison MIPAV REV

E. james@morrisonstates.ie

M. 087 243 7101

T. 01 293 7100





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958



Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
 City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
 Email: info@morrisonstates.ie Web: www.morrisonstates.ie

Thinking of Selling? Contact us to arrange a complimentary letting appraisal of your property.