



BER E1



13 Prospect Lawn,
The Park, Cabinteely, Dublin 18, D18 N6W8

80 m² / 861 ft²

DOUGLAS NEWMAN GOOD

DNG

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Enjoying an ideal location on a small and peaceful cul de sac is this fully detached bungalow. Very well cared for, this home offers the prospect of a sleepy address yet within easy access to every conceivable amenity one could wish for. Only a stones throw away is Cabinteely Park, a beautiful place to enjoy walks, feed ducks or bring children to a modern playground. Also within walking distance is Dunnes Stores of Cornelscourt, whether one may want a pint of milk or a weekly shop or The Park Shopping Centre with a handful of every day conveniences including a Chreche, Pharmacy, Tesco Express & Medical Centre. Banks, mini markets, restaurants etc are also within easy walking distance along with the BUS on the N11 or the Luas at Carrickmines. For small legs St. Brigid's Girls school is approximately 300 yards away while St Brigid's Boys School is also within a few minutes walk. Secondary schools are also within walking distance including Loretto Foxrock & Clonkeen Secondary School.

Within the property accommodation is bright, airy and well presented. There is a front facing bedroom along with a large front facing livingroom. The kitchen / diner is to the rear overlooking the south west facing rear garden. The remaining two bedrooms are also generous in size and the family bathroom completes the picture. The attic is converted with access via a stira ladder. The gardens are generous in size with the rear enjoying the best aspect one could wish for as it faces South-West and gets all of the days sun.

BER: E1 • BER No. 109233668 • Energy Performance Indicator: 338.05 kWh/m²/yr

Accommodation

Entrance Hall - L-shaped entrance hall with accommodation off and access to a converted attic above via a Stira ladder. Hotpress.

Livingroom 6.15m X 3.6m - Front facing reception room overlooking the front garden. Fireplace. TV point.

Kitchen / Diner 3.7m X 3.45m - Floor and eye level fitted units, provisions for a dishwasher, tiled floor & splashback and Gas boiler. Door to rear garden.

Bedroom 1 - 4.3m X 2.75m - Front facing double bedroom with fitted wardrobes.

Bedroom 2 - 3.35m X 2.86m - Rear facing bedroom overlooking the garden. Fitted wardrobes.

Bedroom 3 - 2.7m X 2.3m - Single bedroom.

Bathroom - 2m X 1.65m - Bath with Mira Elite shower over, wc & whb. Tiled walls.

Features

- Cul de sac location
- Well presented bungalow
- Walking distance of Bus & shops at Cornelscourt
- Easily maintained landscaped gardens
- Side entrance
- South-west facing orientation
- Space for extension if desired
- Not overlooked at rear

Gardens: Front garden providing an abundance of off street parking. A side gated entrance leads to the mature rear garden which is mostly under lawns and has plants, trees and shrubs, faces South-West and therefore captures most of the days sun. Barna shed.

View By Appointment **Asking Price: €495,000**





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