



4 The Avenue, Carrickmines Manor, Carrickmines,  
Dublin 18 D18CY22

c. 128 sq.m / 1378 sq. ft.

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## 4 The Avenue, Carrickmines Manor, Carrickmines, Dublin 18 D18CY22

### Welcome to 4 The Avenue!

For those of you looking for a home which has easy access to Dublin City Centre but yet enjoys the beauty of the nearby Dublin mountains then look no further than this beautifully presented four bed mid terraced family home. Located in a quiet setting in this prestigious and highly sought after residential development, this wonderful home enjoys a sunny aspect with a large patio area with access to a very well maintained communal garden.

Walking into this contemporary home you will be immediately struck by a lovely sense of space and light with excellent proportions throughout.

Accommodation is extremely flexible and extends to approx. 128 sq m / 1,382 sq ft. Ground floor comprises entrance hall, guest w/c, living room, kitchen/dining room, utility and under stair storage. First floor accommodation includes two large double bedrooms and a modern family bathroom. The second floor has two more double bedrooms, the master of which is en suite.

This wonderful home offers top of the range family living in a first class location. The current owners have done a spectacular job of creating a home that really works for a growing family.

A wonderful feature of this home is the sunny patio area off the living room that leads out to a large communal garden which is an ideal place for children to play together in a safe and secure environment. There is also private parking to the front of the property and ample visitor parking in the area.

No.4 is ideally located just off the Glenamuck Road adjacent to The Park shopping centre, a short walk to the LUAS and easy access to the M50 and N11. Many gorgeous shopping spots are nearby with Dundrum, Enniskerry and Stepside within easy access with their wide array of boutique shops, restaurants and pubs. There are many well regarded schools nearby as well as many leisure facilities such as Powerscourt, Cabinteely Park and the Dublin Mountains.

Early viewing is recommended to appreciate what this wonderful home has to offer.

### Accommodation

Entrance Hall: 5.46 x 1.97

With alarm panel, porcelain tiled floor, USS, w/c and utility room off.

Kitchen: 4.90 x 2.65

With fitted wall and floor units, porcelain tiled floor, box bay window, Samsung fridge freezer, integrated NEFF microwave and oven, NEFF oven, hob & extractor fan, dishwasher and recessed lighting.

W/C: 1.42 X 2.11

With w/c, wash hand basin and porcelain tiled floor

Utility: 2.16 x 0.78

Plumbed for washing machine and fitted shelves.

Living Room: 3.43 x 4.85

Large bright room overlooking communal garden, porcelain tiled floor, gas fire with tiled surround and fitted units.

1st floor

Landing 5.34 x 2.01

H/P and access to 2nd floor

Bedroom 3: 3.42 x 4.79

Large double bedroom overlooking green with box bay window and fitted units.

Bedroom 4: 3.54 x 2.76

Double bedroom with built in wardrobes

Bathroom: 2.30 x 2.76

With w/c, wash hand basin, tiled surround, tiled floor, bath, walk in shower and heated towel rail.

Bedroom 2: 3.81 x 3.75

Large double to the front with fitted wardrobes

Master Bedroom: 4.90 x 3.18

Large double bedroom with fitted wardrobes and en suite off

En suite: 2.15 x 2.58

With w/c, double sink, walk in shower with tiled surround, heated towel rail and recessed lighting

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

BER: B3

BER No.110260700

EPI: 139.53 kWh/m<sup>2</sup>/yr

### Features

- Beautifully presented four bed mid terraced family home
- Prestigious and highly sought after residential development.
- Extending to approx. 128 sq. m / 1,382 sq.ft.
- Located in one of Dublin's most sought after locations
- Private patio area leads out to large communal garden
- Private Parking
- Ample visitor parking
- GFCH
- Short walk to the LUAS at Carrickmines
- Easy access to the N11 and the M50
- Close to all amenities
- A management fee of approx. €600 is payable to Landsdowne Property Management

View By Appointment

Asking Price: €460,000

