



12 Park Drive, The Park, Cabinteely, Dublin 18  
D18N2Y0

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116 m<sup>2</sup>



DOUGLAS NEWMAN GOOD

**DNG**



# 12 Park Drive, The Park, Cabinteely, Dublin 18 D18N2Y0

Welcome to 12 Park Drive, a fantastic 3 bed semi detached extended family home in one of South Dublin's most sought after locations.

This home will tick all the boxes and is a fantastic example of family living at its best. Well maintained by it's current owners the accommodation extends to approx. 116 sq.m / 1,249 sq. ft. and comprises entrance hall, family room to the front, guest w/c, living / dining room, extended kitchen and separate utility room. Upstairs there are three bedrooms the master of which is en suite. A family bathroom completes the accommodation at this level. The attic has also been converted and is extremely spacious in size. Another stand out feature of this wonderful home is the perfect south west facing rear garden, ideal for sitting out and enjoying the all day sun. There is private parking to the front and a wide side entrance.

The location of this home is second to none. Cabinteely Village is within walking distance, while Cabinteely Park with its state of the art children's playground and nature walks is just minutes from this house. Local schools include St Brigid's Boys and Girls National School, Hollypark and Loreto Foxrock. Dunnes Stores Cornelscourt completes the picture by offering grocery shopping on your doorstep. The N11 and its quality bus corridor is minutes away as is the M50 and the LUAS at Carrickmines.

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

## Accommodation

Porch.

Entrance Hall: 4.30 x 1.91

Inviting hallway with alarm panel.  
under stair storage and guest w/c off.

Family Room: 3.76 x 3.97

Spacious family room to the front.

Guest w/c: 1.36 x 1.73

With w/c, wash hand basin, tiled floor  
& tiled splash back

Living / Dining Room: 3.74 x 6.00

Large bright room with utility off and  
doors to south west facing rear garden.

Utility: 1.32 x 2.19

With fitted units, tiled floor and  
provisions for washer & dryer

Kitchen: 6.28 x 3.03

Large extended kitchen overlooking  
south west facing rear garden, fitted

wall and floor units, tiled floor, tiled  
splash back and door to rear garden.

Upstairs

Landing: 3.39 x 2.13

With access to converted attic.

Master bedroom: 3.78 x 3.76

Large double with built in wardrobes  
and en suite off

En suite: 1.70 x 2.19

With w/c, wash hand basin, tiled floor  
and tiled surround.

Bed 2: 2.80 x 3.93 Double bedroom  
with fitted wardrobes.

Bed 3: 1.75 x 2.07

Generous sized bedroom to the front

Bathroom: 1.75 x 2.07

With w/c, wash hand basin, tiled floor  
and tiled surround.

## Features

- Well presented and extended three bed semi detached family home
- Accommodation extends to approx. 116 sq.m / 1,249 sq. ft.
- House has been extended to create a spacious light filled kitchen
- Attic has been converted (c. 13 sq.m / 140 sq.ft.)
- Benefits from a guest w/c, separate utility room and en suite in the master bedroom
- Perfect south west facing rear garden.
- Well maintained by it's current owner
- GFCH
- Private parking to the front
- Wide side entrance
- Easy access to leading schools and colleges
- Close to M50 & LUAS.
- Adjacent to the QBC & N11
- Walking distance of Cabinteely and Cornelscourt villages

BER: D2

BER No. 104874029

EPI: 283.63 kWh/m<sup>2</sup>/yr



View By Appointment

Asking Price: €525,000

**DNG Stillorgan**

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**Negotiator:** Louise Kennedy

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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