



## 25 The Gardens, Carrickmines Manor, Carrickmines, Dublin 18 D18WC80

128 sq.m / 1,378 sq. ft.

### DNG Stillorgan

18 Lower Kilmacud Road, Stillorgan, Co. Dublin  
T: 01 283 2700 | E: stillorgan@dng.ie

### Negotiator:

Louise Kennedy  
086 0272375  
PSL 002049



**DNG**  
DOUGLAS NEWMAN GOOD

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

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DOUGLAS NEWMAN GOOD

**DNG**

# 25 The Gardens, Carrickmines Manor, Carrickmines, Dublin 18 D18WC80

Welcome to 25 The Gardens! 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 end of terrace family home.

No 25 is a light filled jewel of a house located in one of South Dublin's most sought after locations. Extending to approx. 128 sq. m / 1,378 sq ft. and presented in show house condition, this house is simply full of pleasant surprises. The living accommodation is tastefully arranged around a private courtyard which in turn leads out to a large and private communal garden.

Downstairs accommodation comprises entrance hall, living room, kitchen / dining room and utility. Upstairs there are four bedrooms, the master of which is en suite. One of the double bedrooms is cleverly in use as a second living area.

A family bathroom completes the accommodation upstairs.

No.25 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 Stepaside 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.

*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*

## Accommodation

Entrance Hall: 5.48 x 1.98

Inviting hallway with USS

Kitchen/Dining Room: 6.41 x 2.73

To front with fitted wall and floor units, integrated BEKO Microwave, NEFF Oven, hob & extractor fan, Indesit dishwasher, fridge freezer and under cabinet lighting.

Living Room: 4.75 x 3.36

Large room to rear with gas fire and door to patio terrace leading out to communal gardens.

Utility: 1.90 x 0.89

With whirlpool washer & storage

## 1st Floor:

Living Room / Bedroom 3: 4.82 x 3.36

Large room overlooking communal gardens

Bathroom: 2.73 x 2.28

With w/c, wash hand basin, bath, walk in shower, tiled floor, tiled surround & recessed lighting.

## Bedroom 4:

Double to front with fitted wardrobes

## 2nd Floor:

### Landing 2:

Master Bedroom: 4.89 x 3.41

Large double bedroom overlooking communal gardens with fitted wardrobes and en suite off.

En suite: 2.42 x 2.16

With w/c, wash hand basin, tiled floor, tiled surround, walk in shower, recessed lighting & heated towel rail.

Bed 2: 3.52 x 3.71

Large double to front with fitted wardrobes.

BER: C2

BER No.103319158

EPI: 272.37 kWh/m<sup>2</sup>/yr

## Features

- Beautifully presented four bed end of terrace family home
- Extending to approx. 128 sq. m / 1,378 sq.ft.
- Located in one of Dublin's most sought after locations
- Well respected and exclusive development
- Private courtyard leads out to large communal garden
- Private Parking
- Ample visitor parking
- 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 Lansdowne Property Management.

[View By Appointment](#)

Asking Price: €465,000

