



32 Glen Drive, The Park,  
Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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**BER D1**

# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring no. 32 Glen Drive to market. This property is a very well maintained, 3 bedroom semi detached family home, boasting light filled interiors and balanced accommodation throughout. The property extends to c. 98 sqm / 1,055 sq ft (plus attic space of c. 16 sqm / 175 sq ft) and is located in a well-established, family friendly development in the heart of Cabinteely.

32 Glen Drive enjoys a bright hallway, off which a large living / dining room and kitchen are located. Upstairs are three good sized bedrooms and a family bathroom. The attic space has been converted, providing space for a study or home office.

Outside there is off street parking to the front alongside a lawned area. The rear garden enjoys a high degree of privacy.

32 Glen Drive is located in the ever popular development, The Park in Cabinteely. This is a highly sought-after family friendly location, conveniently located a short stroll to the villages of Cabinteely, Cornelscourt and Foxrock, which offer a selection of coffee shops, bijou eateries, boutiques and specialist shops. Tesco at The Park and Dunnes Stores at Cornelscourt offer a wide range shopping options. Carrickmines Retail Park and Dundrum Town Centre are a short drive away.

Excellent transport links are on hand, with the LUAS at Carrickmines within walking distance, the N11 (QBC – bus routes 145, 84, 84X and Air Coach) and M50 within very easy reach also.

The Park development is adjacent to Sandyford and Stillorgan Business Parks, Cabinteely Park, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Foxrock Golf Club and Westwood fitness centre.

The property is conveniently located close to a choice of renowned national, secondary and junior schools including St Brigids girls and boys national schools, Clonkeen College, Loreto College Foxrock and Blackrock College.

## SPECIAL FEATURES

- » Well maintained 3 bed semi detached family home
- » Extending to c. 98 sqm / 1,055 sq ft (plus attic space of c. 16 sqm / 175 sq ft)
- » Oil Fired Central Heating
- » Double glazed windows
- » Less than one minute walk to shops and local amenities including Cabinteely Park
- » Excellent transport links, including LUAS, M50 and N11 (QBC)



## ACCOMMODATION

### ENTRANCE HALL

4.21m x 1.93m (13'8" x 6'3")

Telephone point.

### LIVING ROOM / DINING ROOM

8.63m x 3.95m (28'3" x 13')

Marble fireplace with open fire, t.v. point.

### KITCHEN

3.61m x 2.84m (11'8" x 9'1")

Range of fitted wall and floor units with worktop, stainless steel sink unit, provision for cooker and washing machine.

### STAIRCASE TO FIRST FLOOR

### LANDING

3.4m x 1.95m (11'1" x 6'4")

Hotpress with water tank, shelving and access to attic.

### BEDROOM 1

3.82m x 3.63m (12'5" x 11'9")

Overlooking rear garden.

### BEDROOM 2

4.2m x 3.39m (13'7" x 11'1")

Range of fitted wardrobes and dressing table, telephone point, window overlooking front.

### BEDROOM 3

2.52m x 2.56m (8'2" x 8'4")

Telephone point, window overlooking front.

### BATHROOM

2.1m x 1.78m (6'8" x 5'8")

Suite incorporating bath with tiled surround, w.c., pedestal wash hand basin with fitted mirror and light over.

### STAIRS TO ATTIC

### ATTIC ROOM

4.29m x 3.80m (14' x 12'4")

Timber floor, Velux window.



## OUTSIDE

To the front there is off street car parking for two cars and a lawned area. Side access leads to the rear garden, laid in lawn and enjoying a high degree of privacy.

## BER DETAILS

BER: D1

BER Number 110290012

Energy Performance Rating: 251.89 kWh/m<sup>2</sup>/yrs

## DIRECTIONS

Travelling south bound from Cornelscourt Village take the first right onto Cornelscourt Hill. At the first round about take a left turn into The Park. Proceed along Park Drive and take the left onto Glen Drive. No. 32 is the on the left hand side.

## VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.  
Tel: 01 289 7840 or Email: [foxrock@huntersestateagent.ie](mailto:foxrock@huntersestateagent.ie)



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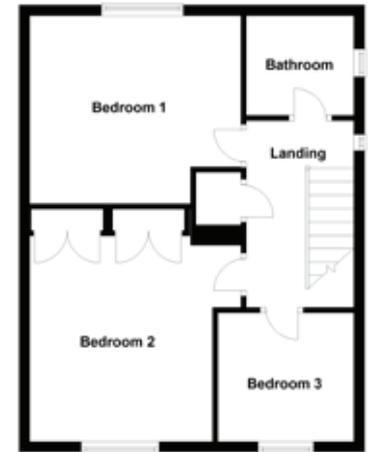
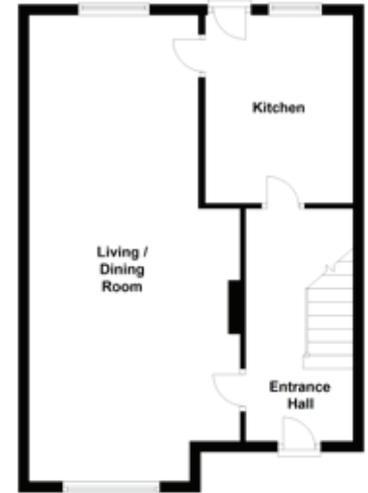
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PSRA Licence no: 001631



## FLOOR PLANS

Not to scale. For identification purposes only.

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