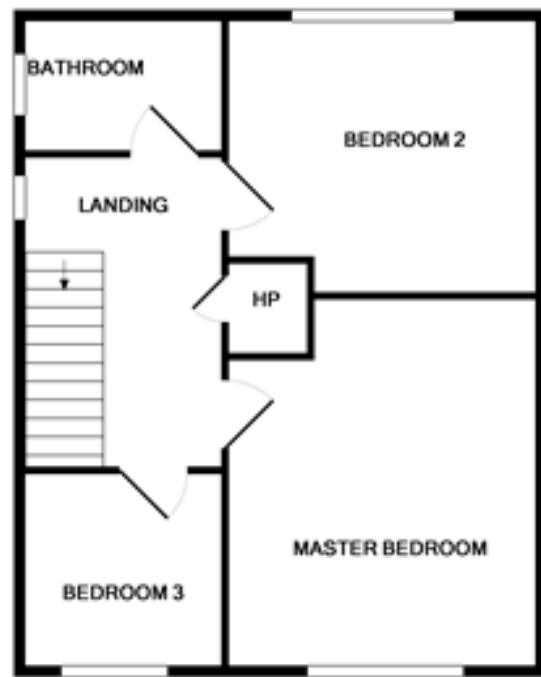


GROUND FLOOR



1ST FLOOR

Floor Plans (not to scale) for identification purposes only
Made with Metropix (2019)



BER D2

8 Highland Avenue, The Park, Cabinteely, Dublin 18
D18P3K0

97 sq.m / 1,044 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



DOUGLAS NEWMAN GOOD
DNG

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

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DOUGLAS NEWMAN GOOD
DNG

8 Highland Avenue, The Park, Cabinteely, Dublin 18 D18P3K0

Enjoying a premier address and located in this quiet cul de sac location 8 Highland Avenue is a stunning example of family living at its best. This wonderful three bed semi detached home is impeccably presented and offers a wonderful location to raise a family, downsize or enjoy pleasant, peaceful walks.

Walking into this house you will be immediately struck by a lovely sense of space and light with excellent proportions throughout. Lovingly maintained by its owners over the years, downstairs accommodation comprises of porch, entrance hall, guest w/c, a spacious bright front facing living / dining room where the sunlight streams through from front to back all day and separate kitchen with door to rear garden. Upstairs there are three bedrooms, two double and one single. A family bathroom completes the accommodation at this level.

A key feature of this home is the sunny and beautifully presented rear garden. Stepping outside you are immediately met with an oasis of calm. Abundantly stocked with mature shrubs, plants and trees, the garden is private and fully enclosed. Laid out in lawn with the added benefit of a paved patio area this garden offers endless opportunities for outdoor play and sunny barbecues not to mention the obvious potential to extend (subject to planning permission).

There is the added benefit of a wide gated side entrance and private parking to the front of the house. From your bedroom window you can enjoy views out to Dublin Bay. This home really has it all.

The area needs little introduction. Some of the capitals best schools are within easy distance. Excellent shopping facilities are nearby, from local conveniences at The Park Shopping Centre to the Dunnes Stores at Cornelscourt. Creche facilities and a Medical Practice are also within walking distance. Cabinteely Park borders this highly regarded residential estate where adults and children can enjoy over 100 acres of parkland, including a state of the art children's play ground. The LUAS Park & Ride is within walking distance located at nearby Carrickmines, while the QBC is also a short walk away.

Accommodation

Entrance hall: 4.40 x 1.99

Inviting hallway with guest w/c, under stair storage and phone watch alarm

Guest w/c: 1.73 x 0.84

With w/c and wash hand basin.

Living / Dining Room: 7.98 x 3.98

Large bright room with windows to front and back allowing sunlight to stream through the house all day long. Gas fire inset.

Kitchen: 3.57 x 2.86

Separate kitchen with fitted wall and floor units, tiled floor and tiled splash back, stainless steel sink unit, Zanussi oven / hob & extractor fan. Provisions for fridge freezer, dishwasher and washing machine. Door to sunny rear garden.

Upstairs

Landing: 3.39 x 2.24

Access to attic and hot press

Bed 1: 4.25 x 3.72

Large double bedroom to the front with built in wardrobes.

Bed 2: 3.57 x 3.83

Double bedroom overlooking garden with built in wardrobes and views out to Dublin Bay.

Bed 3: 2.60 x 2.51

Generous sized bedroom to the front

Bathroom: 1.76 x 2.07

With w/c, wash hand basin, bath, Triton T90si shower and tiled surround.

BER: D2

BER No.111933172

EPI: 50.87 kWh/m²/yr



Features

- Wonderful three bed semi detached family home
- Accommodation extends to approx. 97 sq.m. / 1,044 sq.ft.
- Located in a quiet cul de sac location
- Impeccably presented throughout
- Benefiting from a downstairs guest w/c.
- Ample under stair storage.
- Condensing Boiler
- Sunny mature rear garden.
- Garden is private and fully enclosed
- Potential to extend (subject to pp.)
- Wide gated side entrance
- Phone watch alarm.
- Private parking to the front
- Views out to Dublin Bay from your bedroom window
- Easy access to leading schools and colleges
- Adjacent to the QBC & N11
- Walking distance of Cabinteely and Cornelscourt villages

View By Appointment

Asking Price: €495,000

