



51A Park Drive, The Park, Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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**BER C1**



# For Sale by Private Treaty

Hunters Estate Agents are delighted to present to the market this superbly presented 3 bed detached home. No. 51A Park Drive extends to 105 sqm / 1,130 sqft and is an extremely bright, light filled home offering tastefully appointed rooms of generous proportions at ground floor and first floor level. It is superbly located close to every possible local convenience.

Upon entering no. 51A, an entrance hall welcomes one to a large bright living room with dual aspect, a kitchen/dining room with extensive floor and wall fitted units and granite worktops and a guest w.c. / utility room with under-stairs storage completes the accommodation at ground floor level. On the first floor a large landing has three bedrooms (master ensuite) radiating from it and a family bathroom. The attic has been converted providing ample under-eaves storage, t.v. and telephone points and a Velux window.

Outside, to the front there is a gravel driveway with parking for 2 cars and dual side entrances leads to a private sunny south west facing rear garden which enjoys an Indian sandstone patio, ideal for summer barbeques and raised beds stocked with mature planting.

This property is located within the ever popular Park development in Cabinteely, with local shopping (Tesco Express and Dunnes Stores) on hand, several local junior and senior schools, including St Brigids girls and boys national schools, Loreto College Foxrock, Clonkeen College, Blackrock College and Coláiste Eoin and Iosagáin are all within very easy reach. Cabinteely Park is a less than a minutes' stroll away, which is home to many sporting clubs a playground and coffee shop. There is also a number of golf, GAA, tennis, rugby and soccer clubs close by. Cabinteely, Cornelscourt and Foxrock Villages are all within a short walk, where coffee shops, boutiques, artisan food shops and restaurants are in plentiful supply. Cabinteely village also plays host to a quaint local library.

Transport links are excellent, with the Luas at Carrickmines and the N11 (QBC) a short walk away also. The M50 (exit 13) is within easy reach.

## SPECIAL FEATURES

- » Extremely well presented 3 bed detached family home
- » Extending to 105 sqm /1,130 sqft
- » Bright spacious accommodation
- » Attic conversion
- » Gas fired central heating
- » Double glazed throughout
- » Security alarm system
- » Sunny south westerly facing rear garden
- » Beautiful views as far as Howth Head at first floor level
- » Super location close to Cabinteely Park, local shops, schools and recreational facilities
- » Excellent transport links including Luas, M50, N11, QBC





## ACCOMMODATION

### ENTRANCE HALLWAY

2.76m x 2.52m (9' x 8'2")

Digital alarm panel, recessed lighting, ceiling mounted speaker and tiled floor.

### LIVING ROOM

4.81m x 4.22m (15'7" x 13'8")

Raised enclosed Faber natural gas fire with remote control, recessed lighting, t.v. point, wired for surround sound speakers to each corner, dual aspect, solid Walnut floor.

### KITCHEN

4.81m x 4.08m (15'7" x 13'3")

Fully fitted cream units, polished granite worktops, integrated sink unit, five ring induction hob, extractor fan over, double oven, American fridge freezer, integrated dishwasher, recessed lighting, double doors to rear garden, dual aspect, t.v. and telephone points, wired for sound to wall mounted speakers, and a tiled floor.

### GUEST W.C./UTILITY ROOM

2.49m x 2.4m (8'1" x 7'8")

W.c., wash hand basin, under-stairs storage, fitted units, worktop, plumbed for washing machine and tumble dryer, heating control panel, extractor fan, tiled floor.

### STAIRCASE TO FIRST FLOOR.

### LANDING

3.48m x 1.85m (11'4" x 6')

Stripped and polished timber floor, recessed lighting, Sitra to attic.

### MASTER BEDROOM

4.81m x 2.8m (15'7" x 9'1")

Built-in wardrobes, t.v. and telephone points, dual aspect, stripped and polished timber floor, recessed lighting, wired for sound to ceiling mounted speaker.

### ENSUITE SHOWER ROOM

1.85m x 1.33m (6'x4'3")

Step-in tiled shower unit with Hansgrohe shower, wash hand basin with fitted storage under, mirrored cabinet with light over, heated towel rail, extractor fan, Velux window, tiled floor and partly tiled walls.

### BEDROOM 2

3.13m x 2.61m (10'2" x 8'5")

Stripped and polished timber floor, t.v. and telephone points, recessed lighting.

### BEDROOM 3

3.12m x 2.04m (10'2" x 6'6")

Recessed lighting, stripped and polished timber floor.

### BATHROOM

3.3m x 1.76m (10'8" x 5'7")

Villeroy and Boch suite incorporating a bath with Hansgrohe shower attachment over, w.c., pedestal wash hand basin, heated towel rail, recessed lighting, partly tiled walls, tiled floor.

### HOTPRESS

Ample shelving and radiator.



## OUTSIDE

To the front, the property is approached by a gravel driveway offering off-street parking for 2 cars. There are dual side entrances leading to the back garden. The back garden extends to 8.4m long x 7.75m wide (27'5" x 25'4") and benefits from a sunny south west facing orientation. There is an Indian Sandstone patio area and raised well stocked flowerbeds bordered by timber sleepers.

A purpose block built shed (2.47m x 1.48m / 8'1" x 4'8") complete with electricity supply, gas fired boiler, water tanks and ample shelving is an added bonus.

## DIRECTIONS

Coming from Cornelscourt Hill, take the first left into the Park Development onto Park Drive. Continue towards the gates of Cabinteely Park and no. 51A is located on the right hand side opposite St Brigids girls national school.

## BER DETAILS

BER: C1  
BER number: 109061713  
Energy Performance Indicator: 173.68 kWh/m<sup>2</sup>/yr

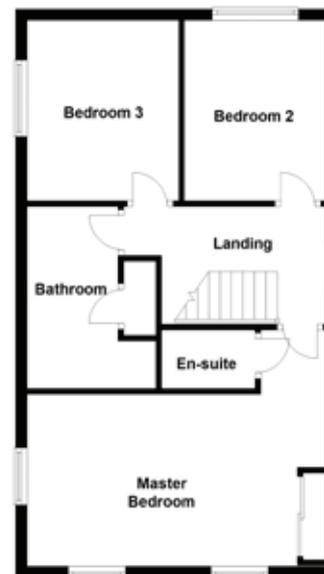
## VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock. Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie

Ground Floor



First Floor



## FLOOR PLANS

Not to scale. For identification purposes only.



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