

18 St. Gabriels, Cabinteely, Dublin 18



BER C3

For Sale by Private Treaty
€925,000



FEATURES

- BER C3
- 5 BEDROOMS
- SHOW HOUSE CONDITION THROUGHOUT
- EXTRA HIGH CEILINGS (9FT ON GROUND FLOOR)
- NEW TIMBER FLOORING ON GROUND FLOOR
- NEW GAS BOILER, LARGE HOT WATER CYCLINDER & PRESSURISED WATER SYSTEM THROUGHOUT THE HOUSE
- NEWLY REFURBISHED KITCHEN
- EN-SUITE X2: MASTER EN-SUITE NEWLY REFURBISHED FIXTURE AND FITTINGS INCLUDING NEW BATH
- DOUBLE SIDE ACCESS
- LANDSCAPED GARDENS FRONT AND REAR
- CARPETS, CURTAINS, LIGHT FITTINGS, KITCHEN & UTILITY GOODS, GARDEN BENCH, GARDEN SHED AND BIRD HOUSE INCLUDED

Stunning 5 bedroom detached family home, ideally located in the leafy residential enclave close to Cabinteely village, which offers a number of family friendly restaurants, good schools and parks nearby. No. 18 comes to the market in show house condition, offering the highest standards of quality throughout.

Laid out over 3 floors, there is an abundance of space, measuring approx. 168m² of accommodation. There is a private garden to the rear, which enjoys a westerly aspect, giving sun throughout the day and into the evening. There is the benefit of a large green area within the estate, which is fantastic for families. The accommodation includes entrance hall, living room, dining room, conservatory, kitchen/breakfast room, utility, downstairs w.c. and family bathroom. There are





4 bedrooms on the first floor, one with en-suite. (one bedroom is currently used as a study). The second floor comprises the master suite with large walk in wardrobe and large en-suite bathroom.

The garden to the front and side is walled with hedging. The driveway is gravelled with generous parking. There is gated double sided side access. The gardens are landscaped with a feature garden shed.

DETAILS OF ACCOMMODATION

ENTRANCE HALLWAY:

Attractive entrance hall with understairs w.c. and w.h.b.

LIVING ROOM:

(6.13m x 3.99m) double doors, feature bay window overlooking the front garden, decorative cornicing, unique Chinese polished granite fireplace. Double doors to

DINING ROOM:

(4.32m x 2.82m) decorative cornicing, doors to conservatory and kitchen/breakfast room.

CONSERVATORY:

(4.20m x 2.92m) south west facing conservatory overlooking landscaped rear gardens.

KITCHEN/BREAKFAST ROOM:

(6.87m x 2.97m) newly refurbished kitchen with a good range of wall and floor units, granite counter tops, tiled splash backs, tiled floor, stainless steel extractor fan, stainless steel sink, electric hob and electric oven.

UTILITY ROOM:

(1.61m x 1.31m) washing machine and drier.

FIRST FLOOR LANDING

BEDROOM 2:

(4.76m x 3.27m) currently used as a reception/family room) large double room





with polished maple floors and cable point.

BEDROOM 3:

(3.48m x 3.03m) large double room with window overlooking rear garden, wall to wall fitted wardrobes

En-Suite: Shower, w.c., w.h.b., partly tiled walls, extractor fan.

BEDROOM 4:

(2.52m x 2.77m) fitted wardrobes, polished wooden flooring.

BEDROOM 5:

(2.63m x 2.52)

BATHROOM:

(1.70m x 1.70m) bath, w.c., w.h.b., fully tiled walls, tiled floor.

SECOND FLOOR LANDING

MASTER BEDROOM:

(6.43m x 3.72m) spacious bedroom taking the entire 2nd floor. Dormer windows, polished maple flooring,

EN-SUITE:

(2.15m x 2.11m) w.c., w.h.b., electrically pumped shower, tiled floor and part tiled walls.

WALK IN WARDROBE:

(2.18m x 2.11m)

MANAGEMENT FEE:

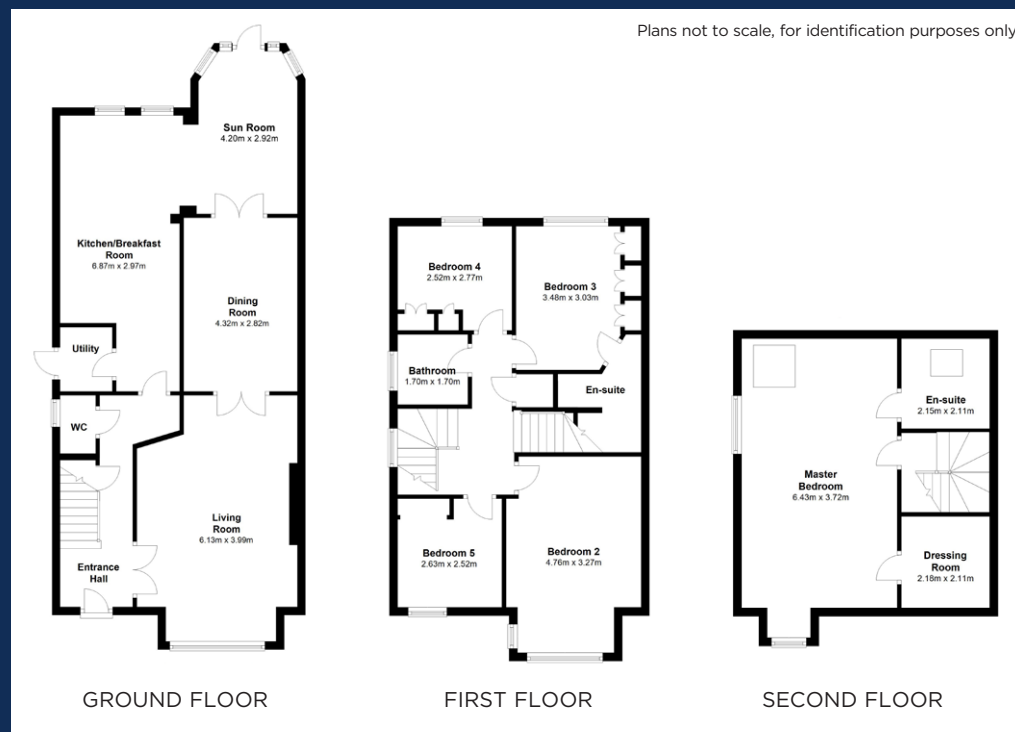
€689.75 per annum. This includes maintenance of the grounds and trees.

BER: C3

ASKING PRICE: €925,000

NEGOTIATORS: Vinnie Finnegan
087 231 3345
vinnie@finnegan.ie





St. Gabriel's is ideally located off Johnstown Road, within minutes of Foxrock, Cabinteely and Carrickmines and all the amenities they enjoy. The N11 and QBC provide access to the city centre. The No. 63 bus stops outside the estate, which goes to Dun Laoghaire. Kilbogget Park and Cabinteely Park are minutes away. There is a great choice of primary and secondary schools, including Johnstown National School, St. Brigid's, Hollypark National School. There is a bus that collects from the estate to Holy Child Killiney.

**vincent
FINNEGAN**

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

5 Lower Main Street,
Dundrum,
Dublin 14.

**If you are considering selling or renting your property
please contact our office for a free consultation**

You can view our current properties for sale on:

myhome.ie | daft.ie | finnegan.ie

Tel: 01 284 4312
Fax: 01 298 0950

Tel: 01 298 4695
Fax: 01 298 0950

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No. 001756