



FOR SALE

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8 THE GREEN,
CARRICKMINES MANOR,
CARRICKMINES,
DUBLIN D18 TK24

Description

8 The Green is a very well presented, modern semi-detached family home of approx. 125 sq. m. / 1,345 sq. ft. which has a welcoming and comfortable ambience throughout.

The house is located in an attractive and modern development. It features a courtyard area to the front which has a high degree of privacy and seclusion within a very well maintained landscaped development making this an ideal family home in an up and coming area.

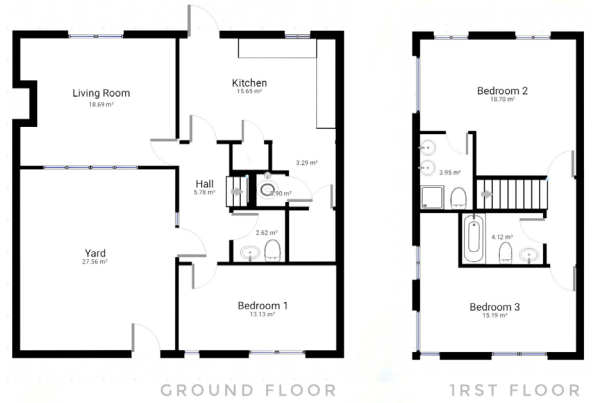
Accommodation includes a large open terrace area to the front entrance, bright entrance hall, spacious and bright living reception room to the front and a large family kitchen to the rear with separate utility room and storage rooms as well as a bedroom (or study/playroom) to the front. Upstairs there is a very spacious master bedroom with an ensuite and a second bedroom with a dressing area and a family bathroom.

Features include: bright, well maintained accommodation, feature south facing courtyard area to front, spacious and well proportioned modern interior with flexible layout, Gas Fired Central Heating, off street parking to front, private terrace area which enjoy a coveted high degree of privacy.



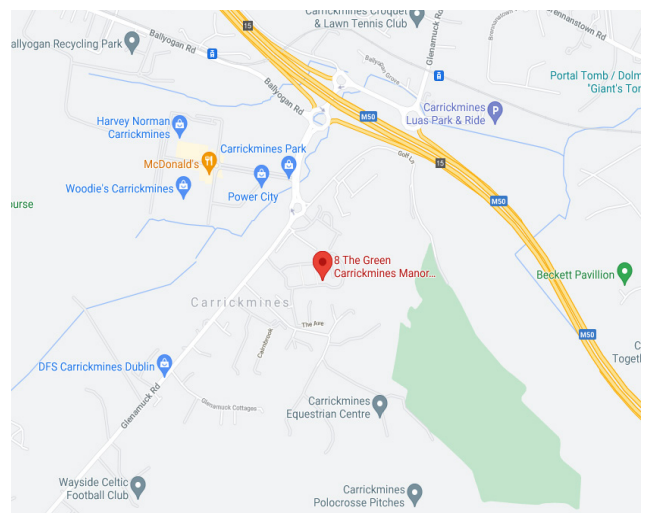


Floorplans



Location

Situated just off the Glenamuck Road, in what is considered to be one of south Dublin's nicest areas, offering a rural setting in a highly convenient location with the M50 Motorway and the Luas line only minutes away. There are a range of boutique shops at nearby Foxrock and Cabinteely Villages. Carrickmines and Sandyford Business Region and Cherrywood Retail and Business Parks are also within easy reach. There are excellent schools and creche facilities in the area. There are various leisure facilities close by including Westwood Gym and Leopardstown Racecourse as well as a range of the best golfing facilities.



Details

PRICE REGION:	€520,000	VIEWING:	Strictly by Appointment
SERVICE CHARGE:	€642.84	NEGOTIATORS:	Clare Fahy
	Lansdowne Partnership Estate Agents		+353 1 433 2222
			clare.fahy@norths.ie
INTERNAL AREA:	c. 125 sq. m. / 1,345 sq. ft.		
BER:	C2 BER No. 101029569		
	Energy Performance Indicator: 182.84 kWh/m ² /yr		



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