



15 Glen Lawn Drive
The Park, Cabinteely, Dublin 18

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INTERNATIONAL REALTY

15 Glen Lawn Drive, The Park, Cabinteely, Dublin 18

A superb semi-detached family home combining generous living space with a magnificent west facing garden sitting on 0.2 acres. This wonderful home is exceptionally well situated within a short walk of Cabinteely Park and all the amenities at Cabinteely village. The accommodation is particularly bright and well-proportioned and briefly comprises of a welcoming entrance hallway off which there is a very fine living room with attractive marble fireplace and picture window overlooking the front, dining room with door to the rear and well fitted kitchen overlooking the substantial garden. A downstairs wc and utility complete the ground floor accommodation. At first floor level there are four generous bedrooms (main ensuite) together with a family bathroom. The property also has the added benefit of a garage and side access.

To the front there is ample off-street car parking while to the rear the garden enjoys the preferred westerly sunshine allowing for late afternoon and evening sun. It is mainly laid out in lawn with mature trees and offers a variety of uses due its exceptionally large size.

The location will be of major interest to families seeking to gain a foothold within this deservedly popular development which is within minutes' walk of 100 acres of parkland and recreational amenities at Cabinteely Park including an excellent playground and coffee shop. Within The Park development itself there is a good selection of local shops and Dunnes Stores Courneilscourt with its superb shopping facility is also within a pleasant stroll. The property is close to excellent schools including St Brigid's Boys & Girls, Holly Park, Loreto Foxrock, Clonkeen College and CBC Monkstown to name but a few. Transport links are excellent with many buses available on the QBC on the N11 servicing the city centre. The Luas is available close by at Carrickmines. The M50 interchange is also close at hand opening up the national road network and making access to all point north, south, east and west extremely convenient.

Features

- Large west facing garden of approximately 0.22 acres
- Garage to the side
- Floor area approximately 120 sq.m. (1,291 sq.ft.)
- Gas fired central heating
- Double glazed windows throughout
- Ample off street car parking
- Tranquil location close to local shops and amenities
- Close to excellent transport links (Luas, N11, M50 & QBC)
- Short walk to Cabinteely Park
- Close to many of Dublin's finest schools



Accommodation

Entrance Hall: 1.7m x 4.9m (5'7" x 16'1") with understairs storage

Living Room: 4.3m x 5.4m (14'1" x 17'9") with open fire with marble surround, attractive bay window overlooking the front, double doors leading to

Dining Room: 2.9m x 3.89m (9'6" x 12'9") with double doors into garden

Kitchen: 3.8m x 3m (12'6" x 9'10") with tiled splashback, space for fridge/freezer, integrated oven and electric hob, extractor fan, space for dishwasher, SS sink, one floor units, door into

Utility Room: with SS sink, plumbed for washing machine, door to rear garden

Downstairs wc: with tiled floor, whb, wc

Upstairs

Landing: 3.7m x 2.1m (12'2" x 6'11") with access to attic

Bedroom 1: 2.7m x 2.3m (8'10" x 7'7") with built in wardrobe

Bedroom 2: 3.6m x 2.85m (11'10" x 9'4") with built in wardrobe

Family Bathroom: 3.7m x 1.5m (12'2" x 4'11") with tiled floors and tiled walls, bath with shower insert, Velux light, recessed lighting, whb, wc,

Bedroom 3: 3.96m x 3.78m (13' x 12'5") with built in wardrobes, attractive bay window overlooking front

Ensuite Bathroom: with step in shower, triton electric shower, wc, extractor fan, whb

Bedroom 4: 2.93m x 2.35m (9'7" x 7'9")

BER Information

BER: C3. BER No: 100788280

EPI: 223.07 kWh/m²/yr.

Eircode

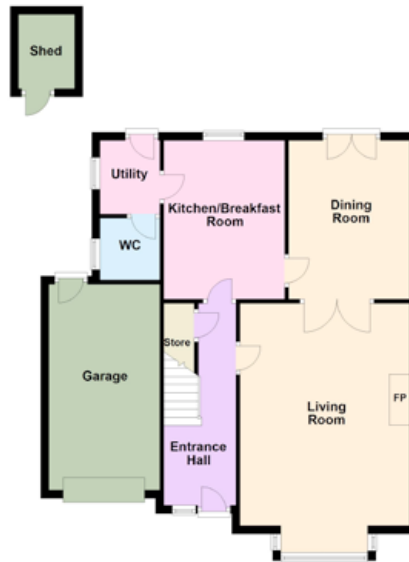
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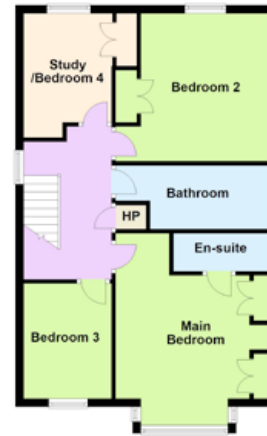


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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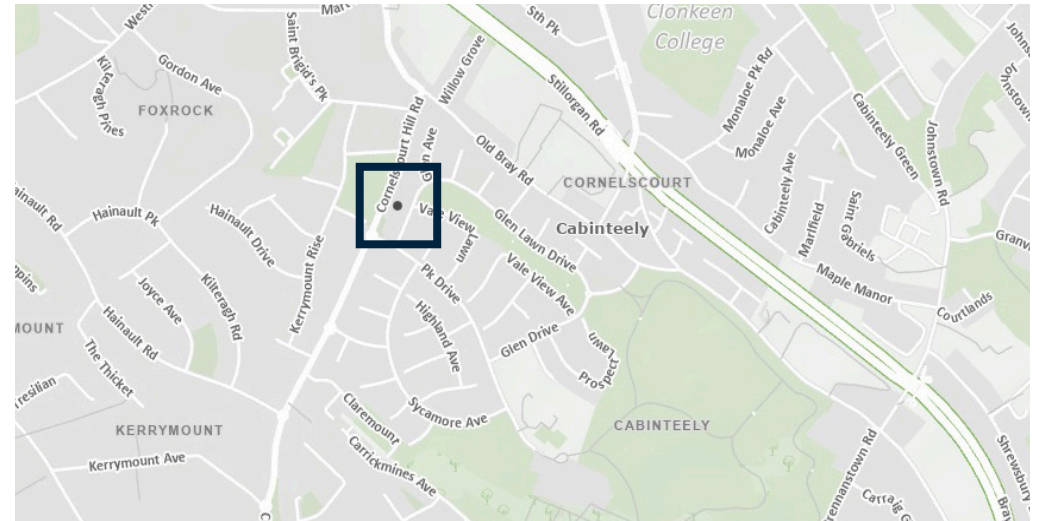
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