



21 Vale View Lawn, The Park,  
Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)





# For Sale by Private Treaty

Hunters Estate Agent is truly delighted to present this very well presented 4 bedroom family home, boasting light filled interiors and balanced accommodation throughout, extending to c. 128 sq.m / 1,378 sq.ft. This property enjoys an enviable corner position in a quiet and mature location.

A bright and spacious hallway welcomes you to this well laid out home, off which a large living /dining room, kitchen, utility room, family room, study and guest w.c. complete the accommodation at ground floor level. Upstairs there are 4 bedrooms and a bathroom.

21 Vale View Lawn enjoys a quiet cul-de-sac location and benefits from a large corner position. The front garden features a cobble lock driveway that is bordered by a lawn, mature hedging and ample off street carparking. There is a large side garden which offers superb potential to extend the property or further develop subject to the necessary planning permission.

The back garden is mainly laid in lawn and is bordered by mature hedging and planting. It enjoys a high degree of privacy and benefits from a sunny south easterly aspect.

The Park Development is a highly sought after family friendly location. It is a leisurely stroll to the villages of Cabinteely, Cornelscourt and Foxrock, which offer a wide selection of bijou eateries, boutiques and specialist shops. Tesco at The Park and Dunnes Stores at Cornelscourt offer a wide range of shopping options also. Carrickmines Retail Park and Dundrum Town Centre are a short drive away and offer further dining, retail and entertainment choices.

Excellent transport links are on hand, with the LUAS at Carrickmines within walking distance and the N11 (QBC) and M50 within very easy reach also, allowing for access to Sandyford Business District, Stillorgan Business Park, Cherrywood Business Park, Dublin city centre and beyond.

Cabinteely Park, Carrickmines Lawn Tennis Club, Leopardstown Race Course, Leopardstown Golf Centre, Foxrock Golf Club and Westwood fitness centre are all very close by.

The property is conveniently located, with a choice of renowned national, secondary and junior schools including St Brigids and Holly Park boys and girls national schools, Loreto College Foxrock, Clonkeen College and St Andrews College and Blackrock College nearby. UCD is directly accessible via the N11 (QBC).

## SPECIAL FEATURES

- » Presented in excellent order throughout
- » Extending to c. 128 sq.m. / 1,378 sq.ft.
- » Potential to extend or further develop subject to necessary planning permission
- » Cabinteely Park, local shops and local national schools are only a short stroll away
- » Gas fired central heating
- » Double glazed windows
- » Several sports and recreational facilities nearby
- » Excellent transport links, including LUAS, M50 and N11 (QBC)







ACCOMMODATION

ENTRANCE HALL

4.38m x 1.93m (14'3" x 6'3")  
Under-stairs storage

LIVING / DINING ROOM

7.98m x 3.95m (26'1" x 12'9") (overall)  
Mahogany fireplace with cast iron inset, slate hearth and open fire, t.v. point and double doors to garden.

KITCHEN

3.45m x 2.83m (11'3" x 9'2")  
Range of built-in units, worktop, 1 ½ bowl stainless steel sink unit, free standing cooker, extractor fan over, tiled splash back, provision for fridge-freezer, plumbed for dishwasher. Breakfast bar, tiled floor and door to garden.

FAMILY ROOM

4.46m x 3.69m (14'6" x 12'1")  
Fireplace with electric fire, t.v. point and recessed lighting.

UTILITY ROOM

3.3m x 1.44m (10'8" x 4'7")  
Stainless steel sink with storage under and door to rear garden.

STUDY

3.36m x 2.44m (11' x 8')  
Laminate floor and window overlooking garden.

GUEST W.C.

Wash hand basin, w.c., tiled splash back and tiled floor.

STAIRCASE TO FIRST FLOOR

LANDING

2.94m x 2.17m (9'6" x 7'1")

HOTPRESS

With shelving, immersion and timer.

MASTER / BEDROOM 1

4.39m x 3.44m (14'4" x 11'3")  
Built-in mirrored wardrobes and t.v. point.

BEDROOM 2

3.48m x 2.3m (11'4" x 7'5")  
Built-in wardrobes.

BEDROOM 3

2.6m x 2.44m (8'5" x 8')  
T.v. point and window overlooking the front.

BEDROOM 4

2.45m x 1.94m (8' x 6'3")  
Fitted shelving and window overlooking garden.

BATHROOM

2.21m x 1.52m (7'2" x 4'9")  
Tiled shower unit with electric shower, w.c., vanity unit with storage under and illuminated mirror over. Fully tiled walls and tiled floor. Recessed lighting and extractor fan.



## OUTSIDE

The property benefits from a large corner position. The front garden enjoys a cobble lock driveway bordered by mature hedging and allows for ample off street parking. There is a large side garden with superb potential to extend the property or further develop, subject to the necessary planning permission.

The back garden is mainly laid out in lawn and is bordered by well stocked beds and mature hedging. Purpose built storage shed, boiler house with gas fired boiler and a side entrance to lawned side garden. The garden enjoys a south easterly aspect and a high degree of privacy, measuring c. 10m x 10m [33' x 33'].

## Directions

Driving up Cornelscourt Hill, take first turn left into the Park development. Take your next left onto Glen Lawn Drive and right onto Vale View Lawn, take the 2nd right and 21 Vale View Lawn is located at the top of the cul de sac on the left hand side.

## BER Details

BER Rating: D2

BER Number: 109886895

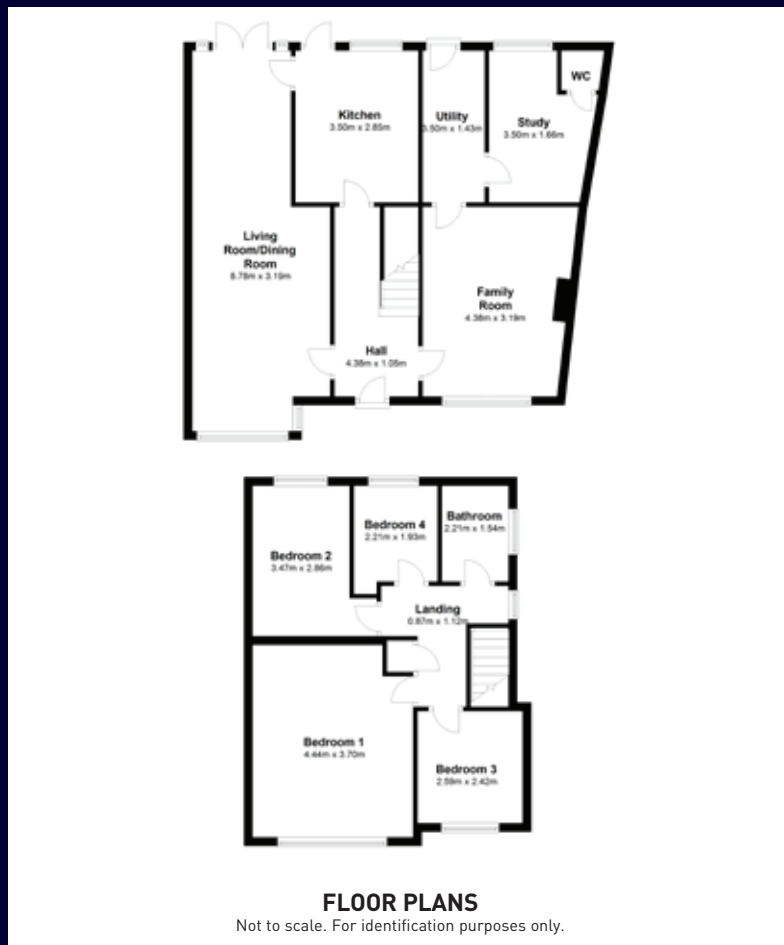
Energy Performance Rating: 264.95 kWh/m2/yr

## VIEWING

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



**T** 01 289 7840 **E** foxrock@huntersestateagent.ie **W** www.huntersestateagent.ie  
2 Brighton Road, Foxrock, Dublin 18  
Waterloo Exchange, Waterloo Road, Dublin 4  
4 Castle Street, Dalkey, Co. Dublin  
**PSRA Licence no:** 001631



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.

