



26 Highland Lawn, The Park,  
Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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**BER D1**

# For Sale by Private Treaty

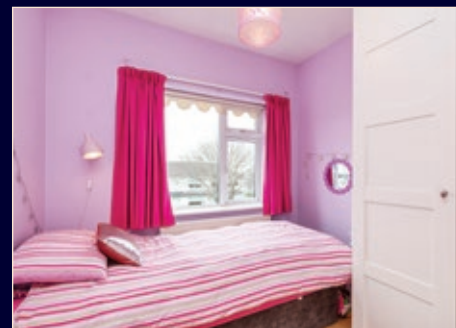
Hunters Estate Agent is delighted to present to the market this superbly presented bright and spacious three bedroom semi-detached property extending to 96sq.m / 1,033sq.ft, situated in a quiet cul-de-sac location within The Park development. The property has been extremely well maintained and upgraded throughout and provides ample living space on the ground floor and three well-proportioned bedrooms and bathroom on the first floor.

No. 26 is close to both the local Park Shopping Centre enjoying a selection of shops including Tesco Express, dry cleaners, pharmacy, coffee shop, medical centre, The Park Academy childcare and Cabinteely Park, making it an ideal family home. There is off street car parking to the front and a side entrance to the south facing rear garden which enjoys a paved patio and lawn bordered by a variety of shrubs, plants and trees.

The Park development is located just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, public library, and excellent transport links at hand. The Luas stop at Carrickmines is within easy access, as is the QBC and the M50. Local schools within very easy access include St Brigid's and Holly Park Girls and Boys national schools, Loreto Foxrock Girls senior school, Clonkeen Boys senior school, with Blackrock College, Sion Hill and UCD a short commute away. There are a number of local Montessori schools and crèches also close at hand.

## SPECIAL FEATURES

- » Superbly presented accommodation throughout
- » Most appealing south facing rear garden
- » Double glazing
- » Off street parking
- » Burglar alarm system
- » Gas fired central heating
- » Quiet cul-de-sac setting
- » Close proximity to Cabinteely Park, shopping and schools
- » Extending to 96 sq.m (1,033 sq.ft)



## ACCOMMODATION

### ENTRANCE PORCH

3.01m (9'8") x 0.65m (2'1")

Tiled floor

### HALLWAY

4.18m (13'7") x 1.9m (6'2")

Travertine tiled floor, ceiling coving, phone point, digital alarm panel and under stairs storage.

### LIVING ROOM

5.15m (16'8") x 3.94m (12'9")

Marble fireplace with gas fire, ceiling coving, t.v point, laminate floor, double door to.

### DINING ROOM

3.52m (11'5") x 3.02m (9'9")

Laminate floor, ceiling coving, t.v point, sliding door to patio and garden. Door to kitchen.

### KITCHEN

3.68m (12') x 2.82m (9'2")

Range of fitted units, worktop, one and a half bowl stainless steel sink unit, tiled splash-back, four ring halogen hob, extractor fan over, oven, integrated fridge/ freezer, plumbed for dishwasher, painted timber panelled ceiling and travertine tiled floor. Door to garden.

### STAIRCASE TO FIRST FLOOR

### LANDING

3.39m (11'1") x 2.04m (6'6")

Hatch to attic

### BEDROOM 1

3.83m (12'5") x 3.39m (11'1")

Double bedroom, built-in wardrobe, laminate floor, phone and t.v. points.

### BEDROOM 2

3.55m (11'6") x 3.44m (11'2")

Double bedroom, Built-in wardrobe, laminate floor.

### BEDROOM 3

2.52m (8'2") x 2.43m (7'9")

Single bedroom, free standing wardrobe.

### BATHROOM

1.95m (6'3") X 1.65m (5'4")

Bath with shower over, w.c., wash hand basin with mirrored cabinet over, travertine fully tiled walls and tiled floor.

### HOTPRESS

With immersion and shelving.



## OUTSIDE

To the front the property enjoys a lawned garden bordered by mature hedging and off street parking. A side entrance leads to the most appealing south facing rear garden extending to 12.35m (40'5") long x 7.38m (24'2") wide, further enhanced by a paved patio and lawn bordered by mature planting. Utility room. 2.44m (8') x .99m (3'2") plumbed for washing machine and tumble dryer, w.c, wash hand basin, tiled walls and tiled floor.

## DIRECTIONS

Travelling up Cornelscourt Hill (towards Carrickmines), take the first left hand turn into the Park Development. Travel along Park Drive. Turn right into Highland Avenue and left at the T junction. Take your first right into Highland Lawn and No.26 is on your left hand side.

## BER DETAILS

BER: D1

BER Number: 108447509

Energy performance rating: 237.27 kWh/m2/yr

## VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock. Ph: 01 289 7840 Email: foxrock@huntersestateagent.ie



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## Terms and Conditions

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