

FOR SALE BY PRIVATE TREATY

36 BEECHPARK

CABINTEELY DUBLIN 18 D18 EVN3

Asking Price

€750,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 2 Bath

132 sqm / 1,420 sqft

ASKING PRICE €750,000

A modern (2022) semi-detached 'A' rated home conveniently located within easy reach of a host of amenities including local shopping, cafes, pubs and restaurants in Cabinteely and Cornelscourt Villages, excellent transport links with the Luas, N11 QBC and M50 and a plethora of sports and leisure facilities including Rugby, Soccer, GAA and newly installed running track in Kilbogget Park.

No. 36 has off street parking for two cars to the front in the low maintenance cobble-locked driveway. The reception hall is bright and spacious with excellent custom fitted understairs storage and guest w.c. off. The living room is to the front with a sunny aspect and the kitchen/diner with separate utility/pantry is to the rear overlooking the garden. Upstairs, on the first floor the landing is flooded with sunlight and comprises two double bedrooms and the main bathroom. The second-floor landing has eves storage and the principal bedroom suite is fitted with wardrobes, a stylish ensuite and south facing dormer window.

The garden to the rear is accessed through the aluminium slider in the kitchen which is laid out over two levels with a patio area and a raised lawn with sleeper beds and an array of shrubs and plants.

Beechpark is a modern residential development located about 1km south of Cabinteely Village, just west of Kilbogget Park. A number of bus routes service the N11 QBC located just outside the development and the Luas at Laughanstown is within a 15-minute walk.

FEATURES

- Convenient to Cabinteely & Cornelscourt Villages
- Excellent transport links with Luas & N11 QBC & M50
- A2 Energy rating
- Air source heat pump
- Underfloor heating on ground floor
- Tastefully presented throughout
- Security alarm
- Tiered garden with patio and lawn
- Off street parking for 2 cars
- Gated side passage



ACCOMMODATION

Reception Hall

With wood effect laminate flooring, security alarm panel and push to open understairs storage.

Living Room

Bright room to the front.

Guest w.c.

Accessible w.c. with w.h.b.

Kitchen / Diner

Shaker style kitchen with stone countertops and breakfast bar. Integrated Neff appliances. Sliding door to rear garden.

Utility

Separate utility/pantry with fitted storage and contemporary countertop.

Landing

A spacious landing, flooded with natural light. Hotpress with storage. Stairs to 2nd floor.

Bedroom (3)

Double room to the rear.

Bedroom (2)

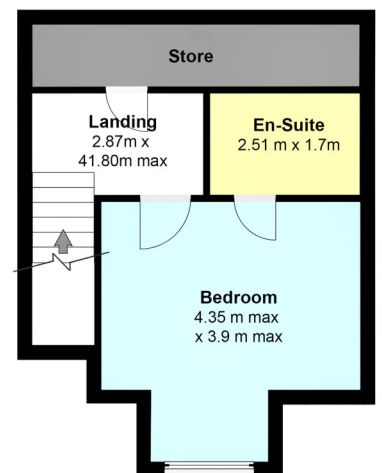
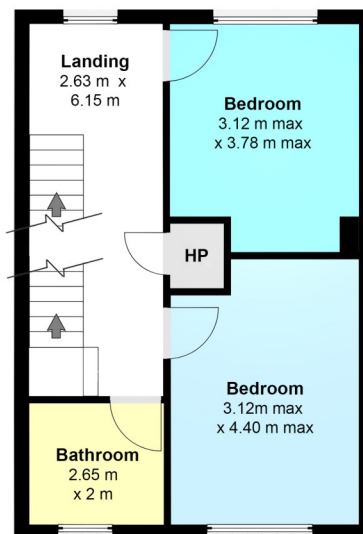
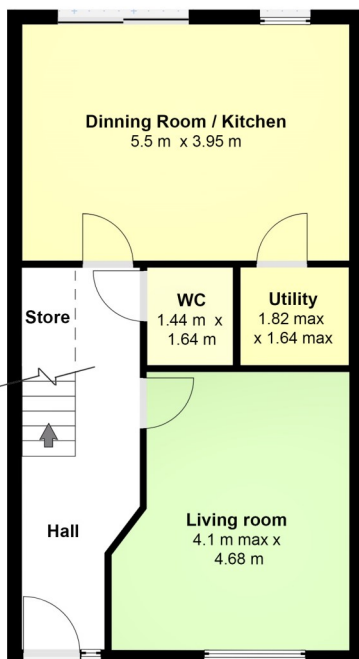
Double room to the front with fitted wardrobes

Bathroom

With tiled floor, bath with shower overhead, w.c., w.h.b. with cabinet below.

Principal Bedroom Suite

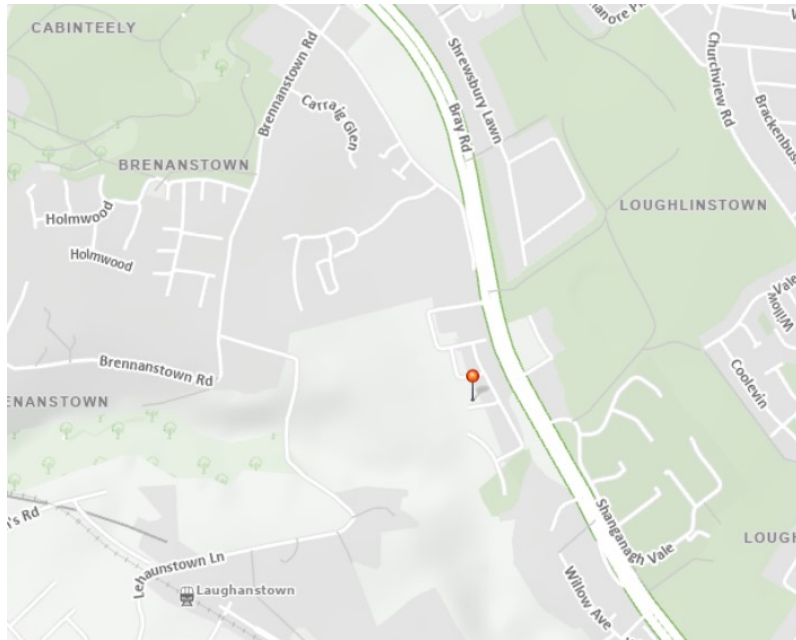
A bright double room with south facing dormer window and fitted wardrobes. Stylish ensuite with tiled floors, heated towel rail, w.h.b and rainfall shower. Excellent eves storage.



Not to scale. For identification only.

BER DETAILS

A2 No: 114844947 41.42kWh.m²/yr



Tom O'Higgins

ESTATE AGENT

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