



28 Granville Road, Cabinteely, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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





# For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this superb four-bedroom semi-detached property extending to circa 130sq.m/1,400sq.ft (excluding garage of 12.2sq.m/131sq.m). Presented in good condition throughout having been well maintained and upgraded over the years by its current owner, 28 Granville Road offers prospective purchasers the opportunity to acquire a fine family home in this sought-after location just a short walk from Cabinteely Village.

The accommodation is generously proportioned throughout and benefits from a family friendly layout and will appeal to many prospective purchasers. There is ample scope to extend with the potential subject to planning permission to convert the storage rooms below the property along with the attic space and garage. The superb south-west facing garden to the rear with its sylvan outlook is sure to appeal to many.

Upon entering the property, one is greeted by an attractive hall, to the right is the spacious drawing room with inset solid fuel stove which connects through to a family room, while to the left here is a large kitchen/breakfast room with hand crafted units and access to rear garden.

The bedroom accommodation is located at the rear overlooking the garden with the master bedroom at the back, three fine further bedrooms and a well-equipped family bathroom to complete the accommodation. Outside to the front of the property there is ample off-street car parking for at least three cars. The wonderful south-west facing rear garden to the rear benefits from pedestrian side access and is set out in a pleasing combination of grass, mature planted beds and specimen trees and benefits from a wonderfully private and sylvan outlook.

Granville Road is a perfect location for families within close proximity of several schools including Johnstown National school, Cabinteely Community College, Clonkeen College, Loreto Foxrock and St. Joseph of Cluny to name but a few. Kilbogget Park is on your doorstep with all the facilities it has to offer, including local GAA, Rugby, Football, Athletics and Cricket clubs. The park also benefits from a playground and various walks and cycle lanes.

The area is serviced by excellent transport links close to the N11 which offers access to the city and surrounding hinterland, several bus routes including the 145, 84, 7 and DART feeder 111. The LUAS at Cherrywood is only five minutes' drive away. The amenities of Cabinteely Village are all within a short walk including The Horse and Hound, restaurants and shops and Dunne Stores at Cornelscourt is five minutes' drive away.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Extending to 130sq.m/1,400sq.ft (excluding garage of 12.2sq.m/131sq.m)
- » Large south-west facing private rear garden
- » Pedestrian side access
- » Large basement with potential to convert subject to planning permission.
- » Potential to convert both the garage and attic subject to planning permission.
- » Walking distance to Cabinteely village
- » Adjacent to Kilbogget Park
- » Excellent transport links
- » Off-street parking
- » Gas fired central heating
- » Gas boiler replaced 2017



# ACCOMMODATION

## ENTRANCE HALL

2.27m (7'4") x 3.07m (10'1")

Solid pine flooring, recessed lights, wooden panelling, alarm, thermostat.

## DRAWING ROOM

5.92m (19'4") x 3.19m (10'4")

Solid pine flooring, recessed lighting, ceiling coving, marble surround and hearth, inset solid fuel 4 kw stove, curtain pole, T.V point.

## FAMILY ROOM

3.23m (10'6") x 3.93m (12'9")

Solid pine flooring, recessed lighting, built-in bookshelf, curtain pole.

## KITCHEN/BREAKFAST ROOM

5.67m (18'6") x 3.18m (10'4")

Solid oak flooring, built-in hand crafted solid wood wall and floor kitchen units, Bosch oven, microwave, Hotpoint fridge /freezer, Bosch dishwasher, wooden countertop, stainless steel sink with draining board, inset gas fire, Velux window, 4 ring gas hob with stainless steel extractor fan, recessed lighting.

## INNER HALL

8.97m (29'4") x .93m (3'1")

Door to hotpress with immersion tank and recessed lighting.

## MASTER BEDROOM

4.64m (15'2") x 3.15m (10'3")

White painted solid white flooring, built-in wardrobes, reading light, ceiling light, curtain pole.

## BEDROOM 2

3.5m (11'5") x 3.15m (10'3")

White painted solid white flooring, built-in wardrobes, ceiling light and curtain pole.

## BEDROOM 3

3.53m (10'6") x 2.03m (6'6")

White painted solid white flooring, built-in wardrobes, ceiling light and curtain pole.

## BEDROOM 4

3.22m (10'6") x 2.8m (9'2")

White painted solid white flooring, ceiling light and curtain pole.

## FAMILY BATHROOM

2.46m (8'1") x 2.03m (6'6")

Tiled floor, tiled walls, pedestal wash hand basin, corner bath with chrome bath and shower mixer, glass and chrome wall mounted storage unit with glass and chrome shower enclosure with shower mixer, heated towel rail, w.c, recessed lighting.



## OUTSIDE

### OUTDOOR SHED

Plumbed for washing machine and dryer and w.c.

### BACEMENT

Storage area with light and new gas boiler. Potential to add extra accommodation subject to planning permission.

### GARAGE

5.25m (17'2") x 2.32m (7'6")

Up and over garage door, fuse board and wall mounted light.

### FRONT GARDEN

10.24m (33'6") x 12m (39'3")

Landscaped front garden ample parking for four cars, cobble lock, set out with delightful combination of mature planting, pedestrian side access to the rear garden.

### REAR GARDEN

22m (72'1") x 12m (39'3")

Large south facing rear garden extending to 22m/ featuring conservatory and large patio set out in grass with mature planted beds and specimen trees.

## DIRECTIONS

Coming from the N11 out of town, take the left turn at the junction with Cabinteely Village, onto Johnstown Road. Take the third right turn off Johnstown Road, onto Granville Road. Continue along Granville Road and no.28 is opposite Granville Crescent on the right-hand side.

## BER DETAILS

BER: D2

BER Number: 109837195

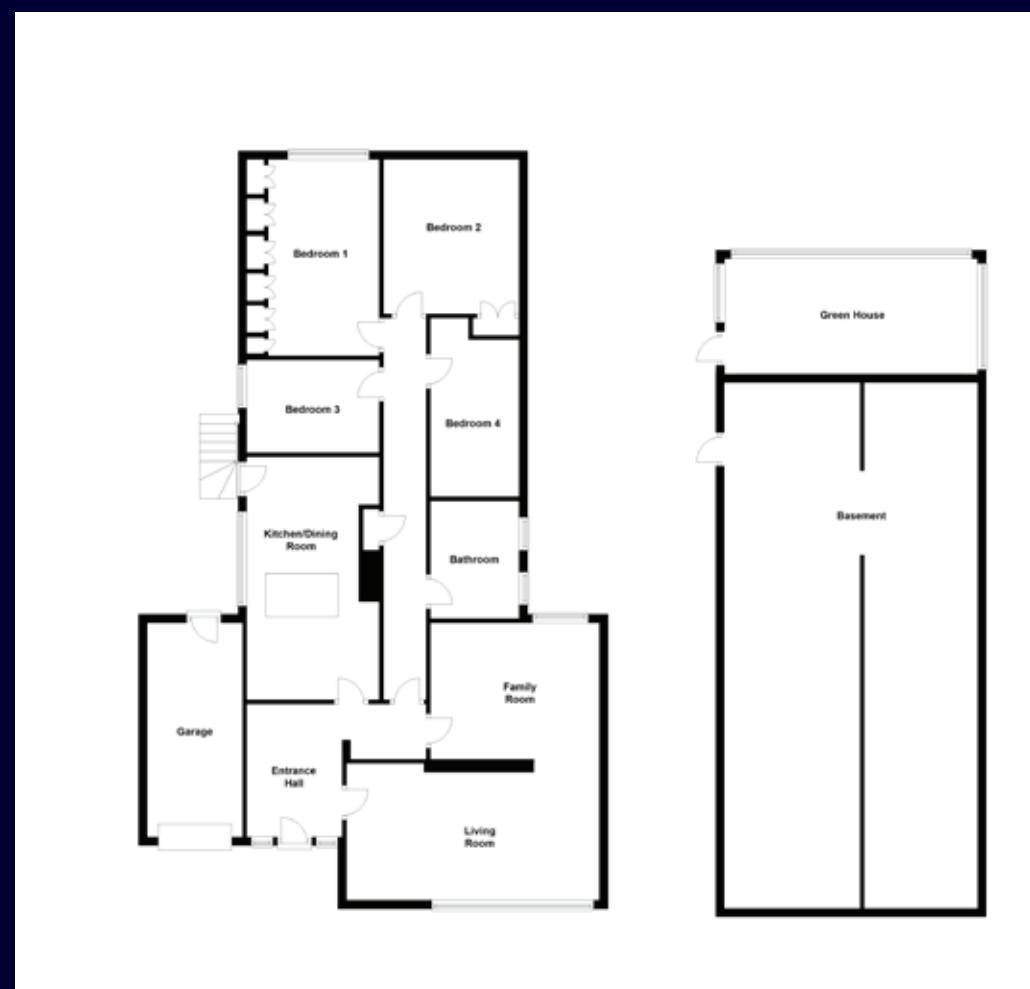
Energy Performance Rating: 290.98 kwh/m2/yr

## VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Dalkey.

Tel: 01 275 1640

Email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



**T** 01 275 1640 **E** [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie) **W** [www.huntersestateagent.ie](http://www.huntersestateagent.ie)  
Waterloo Exchange, Waterloo Road, Dublin 4  
4 Castle Street, Dalkey, Co. Dublin  
2 Brighton Road, Foxrock, Dublin 18  
**PSRA Licence no:** 001631



## Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.