



**39 Park Drive, The Park,
Cabinteely, Co. Dublin**


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For Sale by Private Treaty

We at Space Home are delighted to present this very fine Park Developments built 3 bedroom semi detached property with its panoramic views from Killiney Hill to Howth Head and south west facing garden. 39 Park Drive has been upgraded by the present owner and has rooms of generous proportions extending to 93sqm /1,000sqft with the added benefit of a partly converted attic. Park Drive is but a leisurely stroll to Cabinteely, Cornelscourt and Foxrock villages and the amenities of the Park, Carrickmines Tennis Club and Leopardstown Race Course and is on the doorstep of the local primary schools. The location is serviced by a host of good transport links including the N11 (QBC), Carrickmines Luas stop and the M50.

Viewing is highly recommended.



Special Features

- 3 bedroom semi detached home extending to approx. 93sqm/ 1,000sqft
- Tastefully appointed throughout
- Double glazed windows
- Gas fired central heating
- Upgraded kitchen and bathroom
- Partly converted attic
- Panoramic views
- Landscaped front and rear garden
- South westerly orientation to the rear
- Beside entrance to Cabinteely Park with its playground and fine walks
- All carpets, curtains and kitchen appliances to be included in the sale



Accommodation

| | | |
|----------------|------------------------------------|---|
| ENTRANCE PORCH | | Double glazed entrance porch. |
| ENTRANCE HALL | | Tiled floor and Zanussi washer dryer under the stairs. |
| LIVING AREA | 4.20m x 4.00m (13'9") x (13'1") | Fitted carpet and Faber feature built in gas fire. |
| DINING AREA | 3.73m x 3.00m (12'3") x (9'10") | Fitted carpet and French doors to rear garden. |
| KITCHEN | 3.61m x 2.83m (11'10") x (9'3") | Range of Shaker style wall and base units incorporating Granite worktop, Franke sink, Britannia 6 ring Range cooker with stainless steel splash back and extractor hood. Integrated Ariston dishwasher and Zanussi fridge freezer. Fitted breakfast table. Tiled floor and splashback. Door to rear garden. |

Staircase To First Floor

| | | |
|------------|-------------------------------------|---|
| LANDING | | Timber flooring. Hotpress with access to attic via pull down stairs. |
| BEDROOM 1 | 4.35m x 3.40m (14'3") x (11'2") | Double room with fitted carpet and built in wall to wall wardrobes. Panoramic views to Howth Head. |
| BEDROOM 2 | 3.84m x 3.60m (12'7") x (11'10") | Double room with timber floor and fitted wardrobe. |
| BEDROOM 3 | 2.58m x 2.50m (8'6") x (8'2") | Timber flooring. |
| BATHROOM | 2.08m x 1.76m (6'10") x (5'9") | White suite incorporating Triton T90si electric shower, wash hand basin incorporating storage unit, wall mounted mirror, heated towel rail and WC. Tiled floor and walls. |
| ATTIC ROOM | | Fitted carpet, recessed lighting and velux windows. |





Front Garden

The front of the property offers off street parking and is bordered by a landscaped lawn incorporating raised flower bed. The gated side entrance leads to a private landscaped rear garden with a sunny south west orientation incorporating sandstone patio and decked area bordered by feature tiled wall. Raised lawn, wall lighting and outdoor tap. Timber shed.

Viewing

By appointment. Please call Space Property Consultants on 01 6762033.



7 Lwr. Pembroke Street, Dublin 2.

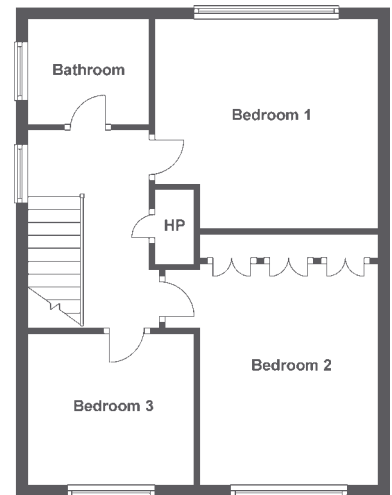
T: 01 676 2033 F: 01 676 2035 E: info@space4u.ie W: www.space4u.ie



Terms and Conditions

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1st Floor



Ground Floor

