

FOR SALE

Sherry FitzGerald

14 Cabinteely Way

Cabinteely, Dublin 18 · D18 XY20

4	2	2	Large
BEDROOMS	RECEPTIONS	BATHROOMS + WC	REAR GARDEN



THE PROPERTY

A bright, spacious family home on a mature, settled road.

14 Cabinteely Way offers generous, flexible accommodation over two floors, with two reception rooms, an impressive kitchen, dining and family room spanning the rear of the house, and a large, private rear garden. Warm and welcoming, with a neutral palette, plenty of natural light and well-proportioned rooms, it is ready to move into and gives a growing family room to live, work and relax, both inside and out.

FEATURES

- Two reception rooms, both with fireplaces
- Fitted kitchen with built-in dresser
- Principal bedroom with dressing area and en-suite
- Guest WC and separate utility room
- Brick-paved driveway to the front
- Kitchen, dining and family room of almost 9 metres
- Patio door to the rear garden
- Family bathroom with bath and shower over
- Large, private rear garden with paved patio
- Close to Cabinteely village, M50 and N11













ACCOMMODATION

Room by room.

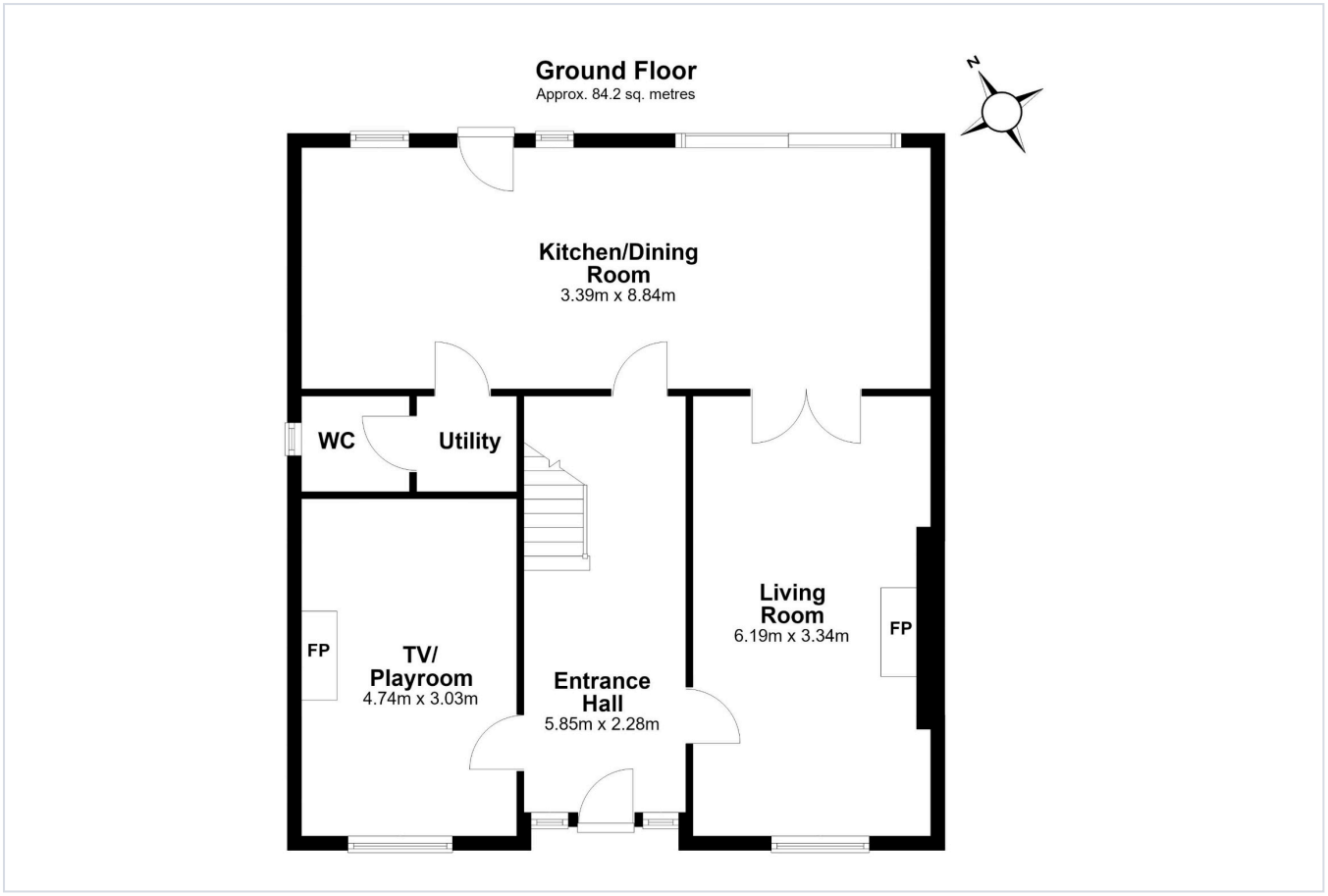
GROUND FLOOR

Entrance Hall 5.85m x 2.28m	Welcoming hallway with two windows to the front and stairs to the first floor.
Living Room 6.19m x 3.34m	Bright reception room with window to the front, fireplace with timber mantel and double doors to the kitchen / dining / family room.
Kitchen / Dining / Family 8.84m x 3.39m	Cream wall and floor units, dark worktops, range-style cooker and built-in dresser with display shelving. Space for dining and family seating, two windows to the rear and patio door to the garden.
TV Room / Playroom 4.74m x 3.03m	Window to the front and feature brick fireplace with timber mantel.
Utility Room 1.41m x 1.34m	Plumbed for a washing machine and dryer.
Guest WC 1.52m x 1.34m	WC and wash hand basin, window to the side.

FIRST FLOOR

Landing 3.04m x 2.39m (max)	With hot press.
Bedroom 1 3.67m x 3.02m	Double bedroom with windows to the front and side, open to the dressing area (1.77m x 1.35m) with fitted storage.
En-suite 2.30m x 1.42m	Shower, WC and wash hand basin, window to the side.
Bedroom 2 4.03m x 2.02m	Two windows to the front, fitted wardrobe.
Bedroom 3 3.84m x 2.72m	Double bedroom with two windows to the rear and storage cupboard.
Bedroom 4 3.16m x 2.29m	Window to the front, storage cupboard.
Bathroom 3.39m x 1.77m	Bath with shower over, WC and wash hand basin, window to the rear.

FLOORPLAN





LOCATION

Cabinteely Way is a quiet, established road in the heart of Cabinteely, within easy reach of Cabinteely village and the parkland of Cabinteely Park. Cornelscourt, Foxrock and Dún Laoghaire are close by for shopping, dining and the seafront. The area is well served by local schools, and the N11, the M50 and the Luas Green Line make the city centre and the wider Dublin area easily accessible.

VIEWING STRICTLY BY PRIVATE APPOINTMENT

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