

9 THE GREEN

Carrickmines Manor, Dublin 18

FOR SALE



BER C1





9 THE GREEN

An impressive, semi-detached family home of approx. 120 sq. m. / 1,290 sq. ft. (excl. attic) presented in immaculate condition throughout. The property is in an attractive and modern development.

The property is approached via a private courtyard to the front which affords a great deal of privacy. The front door opens into a bright entrance hall laid out in ceramic tiles. To the right is a study, an ideal space for working from home. Next, is a bedroom currently presented as a den/ TV room. There is a spacious downstairs tiled WC. The kitchen is fitted with contemporary timber cabinets and granite counter tops and Belfast sink. Various fitted appliance includes a Samsung American fridge, Neff integrated microwave and ovens and a Neff extractor and electric hob which is also plumbed for gas.



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ACCOMMODATION



There is a storage room in the kitchen and a Utility room with washing machine and dryer. There is a large private terrace area which can be accessed through the kitchen. Adjacent to the kitchen is a large open plan living room with extra high ceilings and dual aspect which floods the space with natural light. There is solid fuel burning Henley stove with fireplace surround. Double doors open out to the front internal courtyard which is an ideal space for outdoor entertaining.

Upstairs, there are three bedrooms with the main bedroom benefiting from an ensuite with shower, twin hand basins and towel radiator. The two remaining bedrooms are fitted with built in wardrobes. A family bathroom with bath and shower completes the accommodation on this level. The attic (approx. 108 sq. ft.) which is floored can be accessed via a Stira Stairs.





LOCATION

Located within the Carrickmines Manor estate, 9 The Green is within close proximity to Carrickmines Retail Park, one of south Dublin's favoured shopping venues with shops including TK Maxx, Smyths, Currys and Costa Coffee to name a few. Close by also is the Leopardstown Shopping Centre with Dunnes Stores as anchor tenant for all the necessities. Furthermore, just a short drive away is the village of Foxrock, which exudes a charm and quaintness of

a bygone era and boasts an alluring selection of boutiques, bistros and shops. For those who lead an active lifestyle, the Carrickmines Equestrian Centre, Carrickmines Croquet and Lawn Tennis Club along with Westwood Health and Fitness Club are all on your doorstep.

An outstanding feature of this development is its pivotal position, just off exit 15 on the M50 giving access to Dublin

Airport, Dun Laoghaire and all main routes nationwide. Ireland's leading shopping metropolis, the Dundrum Shopping Centre, is just minutes away by car via the M50 and Dublin city centre is just half an hour by car on the N11/M11. The LUAS Green Line extension, is within walking distance. The area is also serviced by Dublin bus routes 63 and 44.



FEATURES

- Wired for surround sound
- Remote access heating system
- Communal CCTV
- Gas Fired Central Heating
- 2 video intercom systems
- Timber windows by Munster Joinery
- Outdoor power points.
- On-site creche facility
- Landscaped communal gardens with playground



DETAILS

BER C1 | **No.** 115033516

166.72 kWh/m²/yr

Approx. Size: 120 sq. m / 1,290 sq. ft.
(excl. attic room)

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements 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.

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



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Subject to Contract/ Contract
Denied/ Without Prejudice

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