



BER C3



34 Árd Lorcaín, Stillorgan, County Dublin A94WE29

100 sq.m / 1,076 sq. ft.

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# 34 Árd Lorcaín, Stillorgan, County Dublin A94WE29

Stillorgan is a mature location with a host of amenities set along numerous bus routes and of course the Luas. Within a few minutes walk of the Village centre is the small residential estate of Ard Lorcaín. Ard Lorcaín is adjacent to numerous bus routes including the 145, 46a & Aircoach and is within easy walking distance of the Luas through Clonmore Park. Also within easy walking distance are numerous schools including St. Brigid's National School, St. Laurence's National School, Oatlands National School & College, Mount Anville Primary & Secondary Schools along with many more.

Within the property accommodation is presented to a particularity high calibre. Recently upgraded throughout it now comprises fresh interiors, a light filled rear extension and an excellent location. Accommodation of c. 100sqm includes a porch & hall, livingroom, diningroom which is open plan with the extended kitchen, utility, cloaks, 3 bedrooms and a bathroom. The gardens are ideal and are easily maintained due to their layout and design.

Overall this home offers bright and refreshing accommodation in a central and sought after location, all within walking distance of every conceivable amenity, even for small feet.

## Accommodation

### Entrance Porch

Entrance area with tiled floor leading to the entrance hall.

### Entrance Hall 4.36m X 1.82m

With accommodation off and stairs to first floor level. Understairs cloaks. Understairs storage.

### Guest Cloaks

Toilet & wash hand basin with tiled floor and part tiled walls.

### Livingroom - 4m X 3.4m

Front facing reception room with gas fire place. TV point. Double sliding doors leading to the diner.

### Dining Area 5.3m X 3.3m

Open plan area with utility area off.

### Utility

With provisions for a washing machine and dryer, gas boiler and fitted units.

### Kitchen - 4.74m X 3.8m

Recently extended, overlooking the rear garden and with double doors leading to same. 2 large Velux roof windows. Cream high gloss floor and eye level fitted units with Travertine splashbacks, counter lighting and integrated appliances.

### Landing

With accommodation off. Access to attic above.

### Bedroom 1 - 4m X 2.93m

Front facing double bedroom with fitted wardrobes and TV point.

### Bedroom 2 - 3.36m X 3.28m

Rear facing double bedroom with fitted wardrobes.

### Bedroom 3 - 2.6m X 2.36m

Front facing bedroom.

### Bathroom 2.14m X 1.68m

Bath with Mira Escape shower over, wc & whb. Part tiled.

### Outside

Pillared entrance leads to the front garden with driveway & pebbled area. Gated side entrance leads to the rear garden which has paved & pebbled areas along with a garden shed.

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BER No.111073599

EPI: 221 kWh/m<sup>2</sup>/yr

## Features

- Recently refurbished & extended
- Fully insulated on exterior
- Quiet & peaceful cul de sac
- Moments walk from Stillorgan Village, church, schools, bus & Luas
- Parks nearby
- Gorgeous decor
- Easily maintained gardens

[View By Appointment](#)

**Asking Price: €525,000**

