



19 Lanesville
Monkstown, Co. Dublin

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INTERNATIONAL REALTY



19 Lanesville, Monkstown, Co. Dublin

Features

- A Sustainable energy efficient highly insulated home
- Environmentally friendly healthy building materials used in construction
- Gas fired central heating system
- Under-floor heating
- Fully wired smart home
- Floor Area approximately 117 sq.m. (1,260 sq.ft)
- Very high energy rating
- High quality kitchen with top of the range low energy appliances
- Oak timber floors throughout and porcelain tiles in the entrance hallway
- Built in storage in all bedrooms and entrance hall
- Italian travertine stone tiles with Italian sanitary ware throughout
- Low maintenance professionally landscaped rear garden

All furnished photographs are virtually staged.

A contemporary, unique and innovative red brick home of approximately 117 sq.m (1,260 sq.ft) offering bright, state of the art, wonderfully decorated accommodation.

This excellent home expresses cutting edge technology and construction of the time of build in approximately 2007 and provides a low energy, thermally insulated, sustainable residence, passive in design with a high energy rating keeping the environment and carbon footprint to the fore.

19 Lanesville has been specifically designed as an Eco friendly, high energy rated, passive style home which has been constructed from environmentally friendly, carbon neutral materials starting from the thermally insulated foundations and following all the way through to the walls floors and roof. This design ensures minimal energy use to maximise heat retention.

First floor construction is a solid poroton and concrete floor with excellent acoustic properties and all internal partitions are fully insulated to minimise noise transference between rooms.

The property itself has a very clever free flowing design with a major emphasis on natural light throughout with skylights and large walls of glass complimented by the Mahogany wood cladding which compliments the red brick superbly well. The interior of the property has been tastefully presented using neutral colour schemes to take full advantage of the light as well as oak timber floors throughout with a high gloss be-spoke design kitchen, top of the range kitchen appliances and quality bathrooms with superior tiling and Italian sanitary ware.

The property is a fully wired smart home and includes hub, wiring includes for control keypad and speakers in every room including bathroom surround sound and home cinema in living room, data and phone points in every room.

The lighting layout was professionally designed, and all light fittings are included. There is secure parking for one car to the front with a secure recessed store housing meter boxes and gas boiler and to the rear there is a maintenance free, landscaped garden.

The location of Lanesville is second to none, being positioned within a short walk of the local shopping in Monkstown village with excellent transport links, bus and DART and only a short commute from the excellent shopping in Dun Laoghaire, Cornelscourt and Dundrum shopping centres.

There is a wide selection of recreational and leisure activities surrounding Lanesville, which include a selection of Golf, tennis and rugby clubs as well as Monkstown Sports, Pool & Leisure Centre, only a short walk away. The four yacht clubs at Dun Laoghaire with its excellent marina will be of major interest to the sailing enthusiast. The area is surrounded by excellent primary & secondary schools.

Accommodation

Reception Hall: 6.40m x 1.90m (21' 0 x 6' 3) with porcelain tiled floor, built in storage shelving, cloak hanging area, understairs storage, recessed lighting, feature skylight and door into

Cloakroom: Comprising wall mounted w.c., w.h.b., part tiled walls and extractor.

Sitting Room: 4.15m x 3.20m (13' 7 x 10' 6) With window overlooking the front, oak floor and door to services area which houses the washing machine and dryer, and door into

Kitchen: 3.90m x 3.20m (12' 10 x 10' 6) High gloss kitchen with matching work surface, fitted range of presses, drawers, saucepan drawers, worktops, one and half bowl stainless steel sink unit, integrated Zanussi dishwasher, built in Zanussi stainless steel double oven, four ring electric halogen Zanussi hob with extractor over and integrated fridge freezer with steps down to

Family/Dining Area: 4.80m x 4.75m (15' 9 x 15' 7) With recessed lighting, oak floor, large sliding door leading out to the rear patio.

Some of the units in the kitchen and some of the storage units in the family area are dark Walnut, there are also built in storage units either side of the chimney breast with a raised solid fuel burner.

Upstairs: Stairs lit up by strategically placed wall lights and large skylights.

Landing: Bright with solid oak floor and recessed lighting.

Bedroom 1: 5.10m x 3.55m (16' 9 x 11' 8) With oak floor, large picture window giving great light in this room overlooking the front, wall mounted lights, telephone, broadband and tv points also wired for ceiling speakers and key pad control with very good range of deep built in wardrobe with shelving and fitted wall lights as well as recessed lighting with door into

En-Suite Shower Room: wet room comprising chrome shower, wall mounted w.c., cylindrical wash hand basin, recessed lighting, extractor, large skylight and storage units.

Bedroom 2: 3.50m x 2.75m (11' 6 x 9' 0) With oak floor, double bed with built in surround with cupboards over, wardrobes to the side and corner shelving unit with hanging area, picture window overlooking the rear garden, wall lights and Mahogany wood windows. telephone, broadband and tv points also wired for ceiling speakers and key pad control

Bedroom 3: 3.75m x 1.90m (12' 4 x 6' 3) With large picture window overlooking the rear, Built in wardrobes with hanging area with telephone, broadband and tv points. There are solid insulated Mahogany opening sections in all bedrooms. and door to

Bathroom: Tiled with luxurious travertine tiles and fitted with Italian sanitary ware Comprising of bath with large square shower head over, extractor fan, wall light, wall mounted w.c., walnut sink unit and recessed lighting with skylight over bath. keypad location for speaker control.

Outside: An attractive sunny low maintenance landscaped garden to the rear measuring approximately 25 ft in length. The front garden has cobble parking for one car and an Indian Sandstone pathway leads to the hall door.

BER Information

BER: B1. BER No: 100201193

EPI: 95.96 kWh/m²/yr.

Eircode

A96 P778



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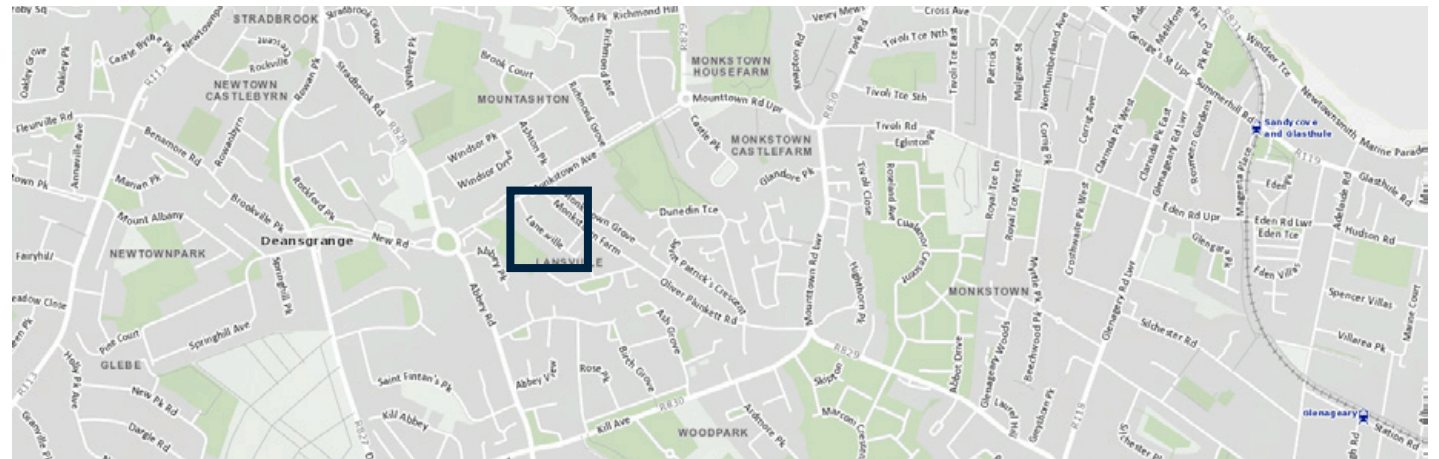
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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