

A stunning 3-bedroom semi-detached family home

Clay Farm, Dublin 18, D18 C6XW



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About this property

14 Larkfield Walk is an impeccably presented semi-detached 3-bedroom house located in the highly sought after South County Dublin development of Clay Farm. Built by the renowned Park Developments Group, the house has been designed for sustainable modern living, boasting exceptional build quality throughout.

Upon entering the property, you are greeted by a bright and spacious entrance hall that seamlessly leads into the living room. This inviting space showcases elegant wood flooring and features a built-in TV and storage cabinet. The open plan layout effortlessly flows into the kitchen/dining area, creating a harmonious living space. Conveniently tucked away behind the kitchen is a utility room, providing practicality and easy access to the garden. Additionally, there is additional storage underneath the stairs and a downstairs WC located on the ground floor.

Continuing up to the first floor, there is the spacious master bedroom suite. There are two further bedrooms including a family bathroom. The second floor has been cleverly converted into a separate living room/office, utilizing the attic space effectively.

Additional features of 14 Larkfield Walk include Solar PV panels, high-speed fibre broadband, and EV charging and parking space for two cars.

In all the accommodation extends to approximately 134 sq m/1,442 sq ft. A full layout of the accommodation is shown on the adjoining floorplans.

Gardens and Grounds

The orientation of the garden is south-easterly facing. There is also a lovely terrace area, ideal for summer dining. A gate located on the side of the house provides convenient access to the back garden.

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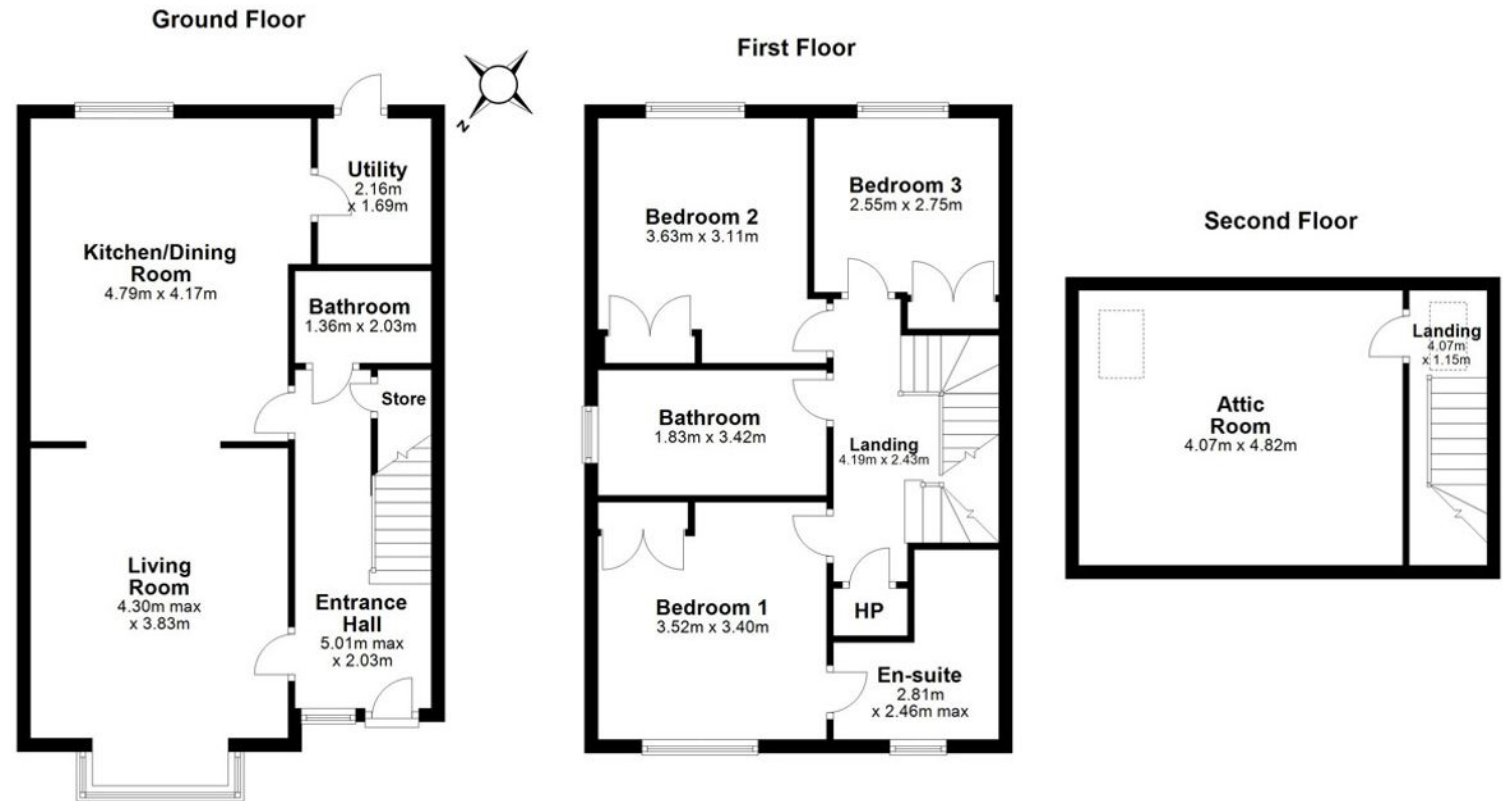


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Plans



Total area: approx. 134.0 sq. metres

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Local Area

Built in 2018, Clay Farm is located in the heart of South County Dublin and is widely recognized as one of the premier residential developments in the area due to its convenient access to amenities. Situated within the vibrant community of Leopardstown and surrounded by picturesque views of the Dublin mountains, this development perfectly embodies the essence of urban living in a serene countryside setting.



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Property Details

Key Features

- A-rated modern family home
- Open-plan layout
- Converted attic level
- South-easterly facing garden
- Two car parking spaces
- Close by to Leopardstown Valley Luas Station and easy access to the M50

Services & Additional Information

GFCH, mains water, mains sewerage, broadband

BER

BER Rating = A3



Tenure

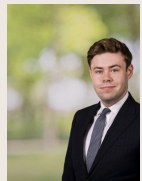
Freehold

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Enquire



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