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**For Sale by Private Treaty**



**13 Lakelands Crescent, Stillorgan, Co. Dublin.**

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# For Sale by Private Treaty

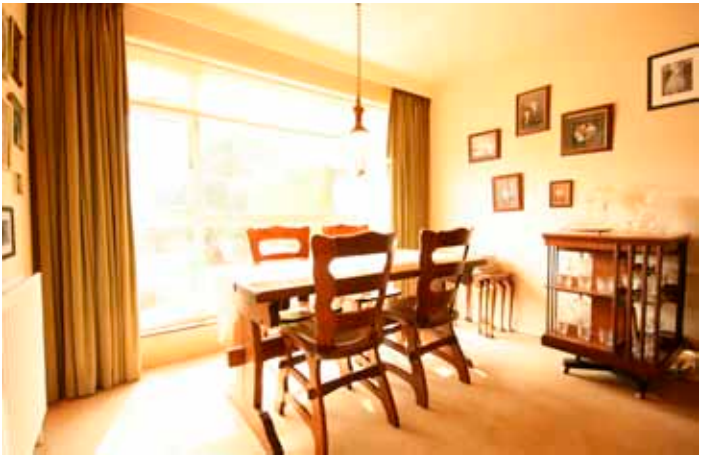
## 13 Lakelands Crescent, Stillorgan, Co. Dublin.

Allen and Jacobs present four bedroom semi detached residence measuring approximately 113 sq/m with the added benefit of a garage to the side (ideal for conversion), off street parking and a secluded and very sunny west facing rear garden. This property is ideal for a family looking for space to grow. The property is presented in very good condition and there is ample potential to further extend subject to the necessary planning permission. The bright and well proportioned accommodation briefly comprises entrance room, living room / dining room, kitchen/breakfast room, garage, four bedrooms and bathroom.

**Location** Location really couldn't be better in this extremely popular and convenient residential development. The thriving village of Stillorgan is a stone's throw away while the new Dundrum town centre is also just minutes away with its selection of bars, restaurants and shops. An array of schools and colleges are within easy reach including Mount Anville, St Benildus College, St Raphaelas Secondary School (all within walking distance), Alexandra College (on LUAS), Wesley College, St Killians Deutche Schule, Sion Hill, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the LUAS within walking distance and a number of bus routes offering easy access to and from the city centre and surrounding suburbs.

### At A Glance:

- Secluded west facing rear garden
- Off street parking
- Light filled accommodation
- Presented in good condition throughout
- Close by to all amenities including LUAS station
- Easy reach of the city & all transport route via M50
- Large attic ideal for conversion



**Viewing**  
Strictly By Prior Appointment  
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**Negotiator**  
Andrew Allen MIPAV MCEI

Notes:

### Accommodation

**Entrance Hall:** 4.09m x 3.2m: With under stairs storage.

**Living room / Dining Room:** 7.7m x 3.2m:  
Feature coal effect gas fire with timber mantle and brick surround.

**Kitchen / Breakfast room:** 4.11m x 3.04m:  
Extensive range of wall and floor units. Plumbed for washing machine.

**Landing:** 2.75m x 2.75m: With hotpress with dual immersion. Access to very large attic.

**Bedroom 1:** 4.25m x 3.55m: With built in wardrobes.

**Bedroom 2:** 3.35m x 3.22m: With built in wardrobes.

**Bedroom 3:** 3.15m x 2.65m: With built in wardrobes.

**Bedroom 4:** 3.15m x 2.22m: With built in wardrobes.

**Bathroom:** 2.12m x 1.85m: Bathroom suite with wc, whb, bath with telephone shower.

**Rear Garden** West facing garden very private, 12m in length, Patio area with lawn.

**Garage** 5 x 2.45

