

# A modern 2-bedroom apartment in South Dublin

Larkfield Hall, Larkfield Place, Dublin 18, D18 T97E



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## About this property

18 Larkfield Hall is an exquisite two-bedroom apartment situated on the fourth floor. Built by the renowned Park Developments Group, Larkfield Hall is a remarkable collection of apartments in Clay Farm that offers a harmonious blend of comfort, seclusion, and breathtaking vistas.

Accessed by a main door entrance and also via a lift, you are greeted by a welcoming entrance hall that leads to an open-plan kitchen, living, and dining area. The modern kitchen features fully fitted wall and floor units including an Electrolux cooker.

The living/dining room provides access to a spacious balcony, perfect for enjoying the surrounding views. Additionally, there is a utility room conveniently located off the kitchen. The master bedroom suite boasts an en-suite bathroom with a walk-in shower. There is also a second bedroom. Furthermore, the apartment includes a second bathroom, utility room, and ample storage space. A designated underground car parking space is also provided.

In all the accommodation extends to approximately 87 sq m/933 sq ft. A full layout of the accommodation is shown on the adjoining floorplans.

Tenure

Leasehold

Management Company

Schnittger Bourne Property Services

Service Charge

€1,887.50 per year

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## Plans



933 sq ft

### Apartment 18, Larkfield Hall

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

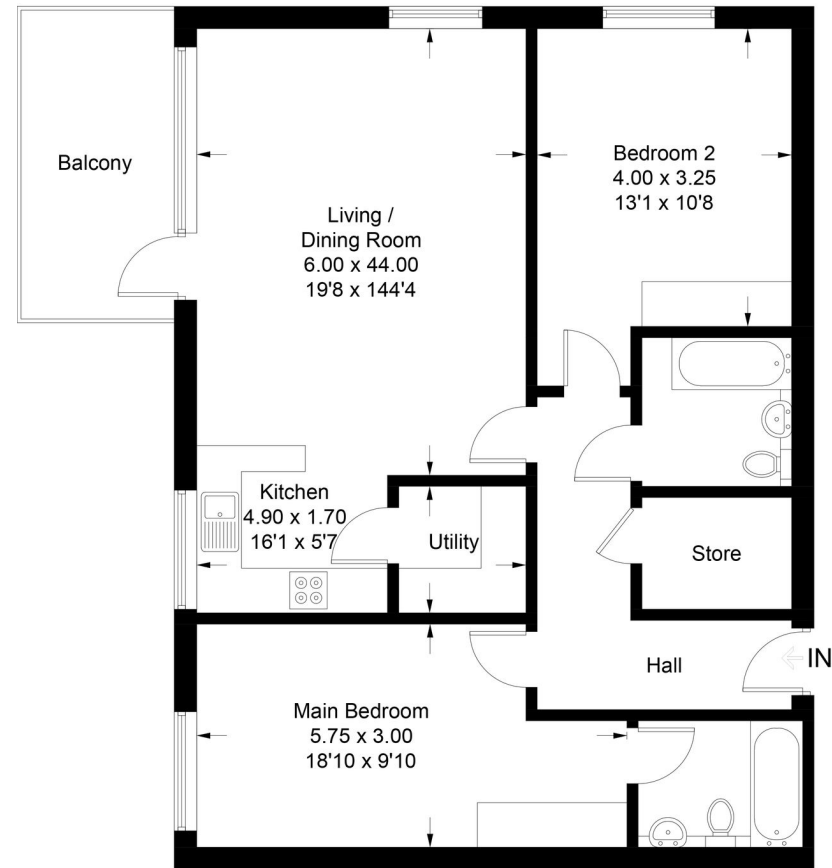


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046383)

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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. Its exceptional location provides easy access to Stepside, Carrickmines, Dundrum, Foxrock, Leopardstown, and Cabinteely.



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## Property Details

### Key Features

- Fourth floor apartment
- Open-plan layout
- Balcony
- Underground car parking space
- Close by to Leopardstown Valley Luas Station and easy access to the M50

### Services & Additional Information

GFCH, mains services, broadband

### BER

BER Rating = A2

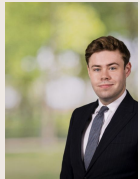


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## Enquire



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## More Information



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Property Ref: DUY230165



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