



3 Ard Lorcaín Villas, Stillorgan, County Dublin A94WC61

96 m² / 1033 ft²



DOUGLAS NEWMAN GOOD

DNG

3 Ard Lorcaín Villas, Stillorgan, County Dublin A94WC61

In June 1925 No. 3 Ard Lorcaín Villas was advertised as a new home, one of a small number of homes to be sold as a garden village within the confines of Stillorgan. It was to appeal to the middle classes as 'a healthier lifestyle' away from the city. Of course times have moved on and Stillorgan is now a thriving suburb easily accessed from the City Centre with the convenience of nearby Luas and bus routes. This home boasts a large garden, something other advertisements at the time mentioned, ideal for extending as have many of the neighbouring homes.

Accommodation is c. 96sqm over two levels, with two reception rooms back to back together with a kitchen at ground floor level. On the first floor are three bedrooms complemented by a bathroom on the return. A converted attic is accessed via a Stira pull-down ladder.

This attractive home is a blank canvas ready to be modernised for the next generation. While it requires upgrading it enjoys an excellent and central location close to all conceivable amenities along with numerous schools, parks and more.

Accommodation

Porch

With tiled floor and door to hall.

Hall 4.5m X 2.1m

Inviting hall with accommodation off and stairs to first floor level.

Living Room - 4m X 2.7m

Front facing reception room with feature fireplace and impressive Bay window (2.7m X 1m) Picture rail surrounds, complemented by the 2.73m high ceiling.

Dining Room - 4m X 3.78m

Rear facing reception room with fireplace, storage cupboard, high ceilings and further door leading to lobby between hall and kitchen.

Kitchen - 3.5m X 2.1m

With basic floor and eye level fitted units and door to the garden at rear.

Landing

With accommodation off and Stira pull down ladder leading to the converted attic above.

Features

- Mostly uPVC double glazed
- Large rear garden with lane access
- Many Tongue & Groove (T&G) timber floors
- Original fireplaces

Master Bedroom - 4m X 3.77m

Impressive double bedroom with large Bay window (2.7m X 1m). Timber floors. Fireplace.

Bedroom 2 - 3.8m X 2.7m

Rear facing bedroom with fireplace and original tiled hearth.

Bedroom 3 - 3.4m X 2.15m (furthest points)

Front facing bedroom.

Bathroom - 2m X 2m

Bath, toilet & wash-hand-basin.

Outside

Front garden surrounded by the original cast-iron railings bounding lawns and plant beds. The rear garden is c. 30m long, walled in with extensive lawns, patio area, planted beds, pedestrian rear access and a Barna shed.

- Porch with tiled floor
- Converted attic
- Re-roofed
- Feature high ceilings (GF 2.73m / 1st Floor 2.58m high)
- Bay window to front
- Adjacent to bus routes & walking distance to village & Luas

BER:G BER No. 112319165

EPI: 471.94 kWh/m²/yr



View By Appointment

Asking Price: €475,000

DNG Stillorgan

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