



84 Larkfield Gardens

Harold's Cross, Dublin 6W



84 Larkfield Gardens, Harold's Cross, Dublin 6W

Features

- Bright spacious extended accommodation of approximately 75 sqm (807 sqft).
- Superbly located within walking distance of local amenities at both Terenure and Harolds Cross.
- Wonderfully set back off the road within a small cul de sac.
- Double glazed sash windows by Swinford Joinery.
- South facing paved and lawned private rear garden not overlooked.
- Original stained floorboards.
- Attic is fully floored for storage.
- Oil fired central heating.

Built in the 1930s, 84 Larkfield Gardens is a truly lovely three bedroom end of terrace home, with an immediate sense of warmth and character. Bathed in natural light and complemented by a glorious south facing rear garden, this delightful home enjoys an enviable position within a small private cul-de-sac in a mature and highly desirable residential setting. Perfectly suited to families, first-time buyers, investors and those seeking an appealing and stylish home.

Beyond the welcoming entrance hall sets the tone for the wonderfully presented interiors. To the front, the gracious living room enjoys a tranquil outlook over the front garden and is centred around a beautifully cast iron fireplace, creating an inviting focal point. Stretching across the rear of the home, the generously proportioned kitchen is a superb hub designed for both everyday living and effortless entertaining. Flooded with natural light, it opens directly onto the garden, seamlessly connecting indoor and outdoor spaces. Thoughtfully finished with tiled flooring, part-tiled walls, an extensive range of fitted cabinetry, built-in double ovens, and a ceramic hob, this is a space where style and functionality exist in perfect harmony. Upstairs, the first floor hosts three beautifully appointed bedrooms. The first is a versatile and cosy room, ideal as a nursery, private study, or stylish single bedroom. The second is a bright double bedroom to the front, complete with wood flooring, built-in wardrobe storage, and an attractive cast iron fireplace. To the rear, the principal bedroom is a spacious double featuring built-in wardrobes, sash window, and an original cast iron fireplace, blending practicality with timeless elegance. Completing the upper level is a luxuriously finished family bathroom, fitted with a WC, wash hand basin, bath with overhead shower, heated towel rail, and a rear-facing window that fills the room with natural light. Outside, the property is set well back within a peaceful cul-de-sac, approached by a low maintenance Ballylusk pebble driveway framed by mature shrubs and trees, offering privacy and curb appeal in equal measure. A side passage provides direct access to a storage shed that also leads through to the rear garden, perfect for storage, plumbed with tap and serviced with electricity. To the rear, the fully enclosed south-facing garden is a true sanctuary, with a step up lawn and paved patio designed for al fresco dining, relaxation, and enjoying sunshine throughout the day.

This property is ideally located within walking distance of both Harold's Cross and Terenure, approximately 4km from St. Stephen's Green. A host of local sporting clubs and social amenities in the immediate area include Harold's Cross Park, Kenilworth Square, Whelan Park Sports Grounds and Terenure Sports Club. Some of Dublin's best schools to include Terenure and Templeogue Colleges, and Our Lady's Presentation to mention a few, are located close by making it an ideal location for the growing family. Regular bus routes offer ease of access to the city centre and surrounding areas namely the F1, F2 and F3, with the M50 within close proximity allowing access to the arterial road network and Dublin Airport. A wealth of amenities is available within the vicinity including many excellent restaurants, cafes and shopping facilities with further extensive shopping at Nutgrove, Rathfarnham and Dundrum a little further afield.

Accommodation

Entrance Hall: 1.6m x 4.4m (5'3" x 14'5") with wood floor and spotlights.

Living Room: 3.6m x 4.3m (11'10" x 14'1") with wood floor, cast iron painted open fireplace, spotlights, window to front.

Kitchen: 5.2m x 2.7m (17'1" x 8'10") Spans the rear at the back, tiled floor, part tiled walls, spotlights, excellent range of kitchen cupboards and units, stainless steel bowl and a half sink, built in double ovens, ceramic hob, and French patio door out to

First Floor

Bedroom 1: 3m x 3.3m (9'10" x 10'10") with wood floor, built-in wardrobe, painted cast iron fireplace, window to front.

Bedroom 2: 2.9m x 3.6m (9'6" x 11'10") with cast iron fireplace, built in Sliderobes, sash window to rear, hatch to attic.

Bedroom 3: 1.9m x 2.5m (6'3" x 8'2") with window to front and glass block feature.

Bathroom: 1.9m x 1.9m (6'3" x 6'3") WC, wash hand basin, bath with shower above, heated towel rail, tiled floor, tiled wall, spotlights, window to rear.

Outside: A paved patio terrace provides the perfect space for al fresco dining and entertaining, with elegant granite steps leading up to the beautifully maintained rear garden. Extending to approximately 50ft in length, the garden is laid mainly in lawn and framed by an attractive selection of mature shrubs and established trees, creating a wonderful sense of privacy and

seclusion. Benefiting from a highly desirable south-facing aspect, it enjoys sunlight throughout the day, making it an idyllic outdoor retreat for relaxing, gardening, or hosting family and friends. With plenty of space to further extend the accommodation should the new owners wish to do so.

BER Information

BER: E2. BER No: 119330108

EPI: 373.01 kWh/m²/yr.

Eircode

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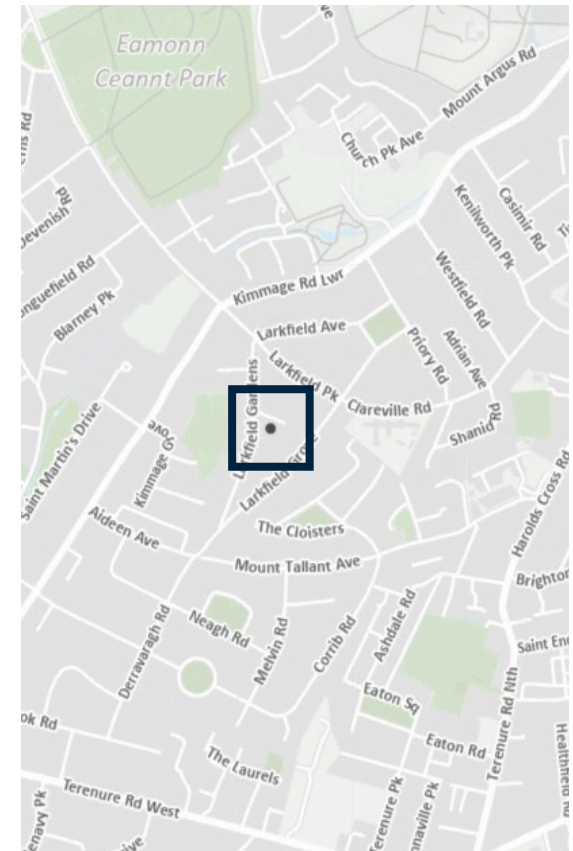
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