



Massabielle, 105 Lakelands Close, Stillorgan, County Dublin A94 V583

138 m² / 1485 Ft²



DOUGLAS NEWMAN GOOD

DNG

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For those of you looking for a spacious (c. 138 sqm) family home, in a mature peaceful location, literally adjacent to Luas & Bus Routes, look no further than 105 Lakelands Close. This fine family home offers 3 reception rooms, a kitchen, utility with guest toilet off, 4 bedrooms and a family bathroom.

Due to its location in this well respected and mature residential setting, this property is hard to beat. The icing on the cake is the gated rear pedestrian access this house enjoys, which opens out literally only seconds away from Stillorgan & Sandyford Luas stops, making commuting to and from City Centre a breeze. Numerous Bus Routes including the Air Coach also stop here making life in all directions easy. The rear garden is also large in size and not directly overlooked, while the front garden offers off street parking. Overall this bright and spacious home enjoys a location and position so close to the Luas that every day living could be just so easy.

Accommodation

Entrance Hall - 4.9m X 1.79.

With accommodation off and stairs to first floor level. Alarm point.

Livingroom - 4.9m X 4.53m

Front facing reception room, with gas fire, TV point and double doors leading to the diningroom.

Diningroom - 3.9m X 3.4m

Rear facing reception room overlooking the garden.

Kitchen - 3.95m X 2.8m

Rear facing kitchen overlooking the garden with floor and eye level fitted units, tiled floor and a tiled splashback. Fitted cooker.

Utility - 3.48m X 2.4m

With washing machine and dryer. Door to garden. Guest toilet off.

Cloaks

Guest toilet room.

Sittingroom - 4.45m X 2.38m

Front facing reception room.

Landing

With accommodation off. Access to attic above.

Features

- Rear gated entrance only 30 Seconds Walk from Stillorgan Luas
- Adjacent to Stop for Air Coach
- Mature Residential Location
- Spacious Home C. 138 sqm
- Garage conversion
- GFCH
- uPVC Double Glazed Windows
- Off Street Parking
- Phonewatch Alarm System
- On Regular Bus Routes
- Large Rear Garden C. 70 ft in length

Bedroom 1 - 4.32m X 3.5m

Front facing double bedroom with sliderob style wardrobe and phone point.

Bedroom 2 - 3.9m X 3.5m

Rear facing double bedroom overlooking garden.

Bedroom 3 - 2.96m X 2.84m

Front facing bedroom.

Bedroom 4 - 2.8m X 1.85m

Rear facing double bedroom.

Showerroom - 2m X 1.78m

Shower, wc & whb. Tiled.

Outside:

Front garden with lawns and a driveway. Rear garden large in size, fully walled in facing east-south-east and enjoys sun from morning to evening, has patio areas merging into lawns surrounded by beds full of plants, trees and shrubs. Due to its location, this home is one of very few which benefit from a rear gate which gives access to the Luas behind.



View By Appointment
Asking Price: €595,000

DNG Stillorgan

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Negotiator: Brian Dempsey
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PSL 002049

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BER: F BER No. 111815130
EPI: 412.05 kWh/m²/yr

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