



## 24a Park Lane, Artane, Dublin 5

105 m<sup>2</sup>

**DNG Raheny**  
 1 Watermill Road, Raheny, Dublin 5  
 T: 01 8310300 | E: raheny@dng.ie

**Negotiator:**  
 Wayne O'Brien MIPAV MCEI  
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



## 24a Park Lane, Artane, Dublin 5

DNG are delighted to represent the sale of 24A Park Lane, Artane, a stunning 3 bedroom detached family home constructed in 2004 to exacting standards and located in a quiet mature cul de sac. The property has a large, inviting entrance hallway with a guest wc and storage under the stairs. The large living room boasts solid oak flooring and has double doors leading to the impressive kitchen/dining room. French doors open out from the dining area into the sunny south facing rear garden.

Upstairs, first floor accommodates a bright, spacious landing area with velux skylight, 3 good sized bedrooms with an en suite off the master bedroom and a large bathroom. No expense has been spared on this superb home with features including solid pine doors, skirtings and architraves, fully tiled bathrooms, a fully fitted solid oak kitchen and recessed lighting throughout.

Park Lane (Lein Park) is a mature settled neighbourhood overlooking a large green area and boasts a host of local amenities and services available on the doorstep. Both Harmonstown and Raheny DART Stations are a short stroll away. There is an excellent choice of primary and secondary schools, sports and recreational facilities, local shops and transport services and Dublin city centre is approximately 6 km away.

### Accommodation

Entrance Hallway - 6.47m x 1.98m

Tiled floor, coving, recessed lighting, under stairs storage.

Living Room - 6.14m x 3.59m

Solid oak wood flooring, feature fireplace with gas insert, coving, recessed lighting, double doors to the kitchen / dining room.

Kitchen & Dining Room - 5.68m x 3.78m

Solid oak wood flooring in dining room, french doors to rear garden, solid oak wood flooring in kitchen and splash-back, fully fitted solid oak kitchen units, coving, recessed lighting.

Downstairs WC - 1.41m x 1.13m

Fully tiled, WC & hand wash basin.

Landing - 2.91m x 2.28m

Carpeted, velux skylight.

Bedroom 1 - 4.54m x 2.84m

Carpeted, built in sliderobes, recessed lighting.

En-Suite - 2.63m x 0.95m

Full tiled, WC, hand wash basin, electric shower, sealed paneled ceiling with recessed lighting.

Bedroom 2 - 3.42m x 2.64m

Laminate wood flooring.

Bedroom 3 - 2.88m x 2.44m

Laminate wood flooring, built in wardrobe.

Bathroom - 2.88m x 2.44m

Fully tiled, WC, hand wash basin, bath with overhead shower, sealed paneled ceiling with recessed lighting.

Garden

Walled in front and rear garden, sunny south facing rear garden with mature hedging, lawned area and paving. Off-street parking to front.

BER: D1

BER No. 109923110

Energy Performance Indicator: 254.87 kWh/m<sup>2</sup>/yr

### Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Constructed to exacting standards in c. 2004.
- Sunny south facing rear garden.
- Off street parking & ample parking outside.
- Boasts an array of quality fittings throughout.

View By Appointment

Asking Price: €375,000

