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

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Negotiator:
Wayne O'Brien MIPAV MCEI
PSL 002049



24a Park Lane, Artane, Dublin 5

105 m²



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/m²/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

