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For Sale by Private Treaty



55 Lakelands Close, Stillorgan, Co Dublin

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For Sale by Private Treaty

55 Lakelands Close, Stillorgan, Co Dublin

Location

Nestled away in a quiet cul de sac position in this ever popular residential development, location really couldn't be better. An extremely popular and convenient residential location, the thriving village of Stillorgan is a stone's throw away while the Dundrum Town Centre is also just minutes away with its selection of bars, restaurants and shops. An array of schools and colleges are within easy reach including Mount Anville, St Benildus College, St Raphaelas Secondary School (all within walking distance), Alexandra College (on LUAS), Wesley College, St Killians Deutche Schule, Sion Hill, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with the LUAS within walking distance and a number of bus routes offering easy access to and from the city centre and surrounding suburbs.

Description

Allen & Jacobs Estates are delighted to present this lovely and imposing 4 bed semi detached residence (138 sqm/1,485 sqft). Very well presented throughout, no. 55 offers generous and well proportioned living accommodation and offers ample space for the growing family. The light filled accommodation briefly reception hall, living room, kitchen/dining room, utility room, guest wc with shower, playroom, four bedrooms and family bathroom. The property also boasts a large attic ideal for conversion into further living accommodation. A very private rear garden c. 14 m long and off street parking to the front completes the picture.

Features

- Light Filled Accommodation approximately 138 sq/m
- 14 m Long Private Rear Garden
- Ample Off Street Street Parking
- Presented In Excellent Condition Throughout
- Close By To All Amenities Including LUAS Station
- Easy Reach of the City & All Transport Route Via M50
- Quiet Cul de Sac Position



Accommodation

Reception Hall: 4.97m x 2.12m:

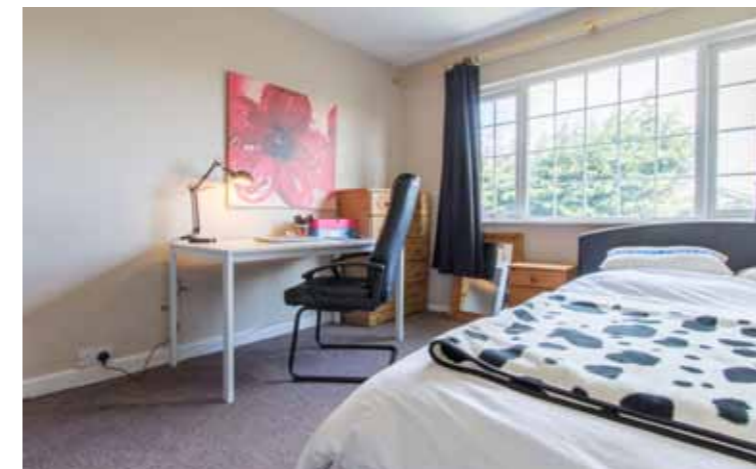
Living Room: 4.91m x 4.21m:With open fireplace.

Kitchen/Dining Room: 6.42m x 3.8m:Wonderful modern fitted kitchen with extensive range of wall and floor units. Island counter and built in stove.

Utility Room: 4.29m x 2.65m:With sink and drainer: Plumbed for washing machine and vented for dryer.

Guest Shower Room: 1.75m x 1.55m:With wc, whb, shower.

Playroom: 4.57m x 3.29m:



Landing: 3.88m x 2.87m:With pull down Ladder to large floored attic.

Bedroom 1: 4.35m x 3.5m:Built in wardrobes.

Bedroom 2: 3.95m x 3.5m:Built in wardrobes.

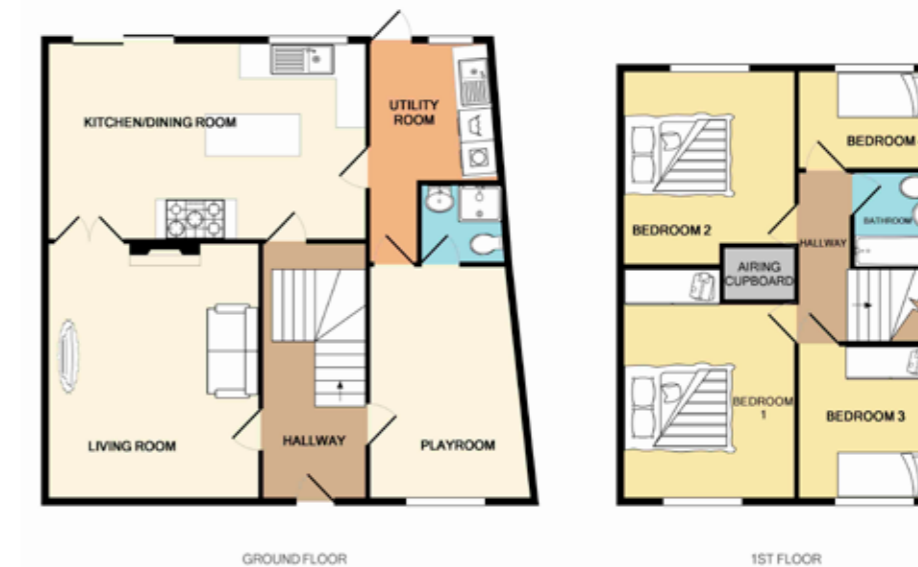
Bedroom 3: 3.01m x 2.85m:Built in wardrobes.

Bedroom 4: 2.85m x 1.95m:

Bathroom: 1.87m x 1.78m:With wc, whb & bath with shower.

Outside

To the front there is ample off street parking.To the rear is a very private c. 14m long rear garden.



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Negotiator

Andrew Allen MIPAV MCEI