

BER E1



CO DUBLIN | 3 Lakelands Close, Upper Kilmacud Road, Stillorgan

Lisney

01-296 3662

An unmissable opportunity to acquire a delightful family home in a private cul-de-sac setting in one of South Dublin's most sought after locations. Situated on the doorstep of an abundance of local amenities including Stillorgan and Dundrum Villages, one of Europe's finest shopping centres at Dundrum Town Centre, two local LUAS stations and numerous local schools.

Originally constructed in the late 1960's, this wonderful residence enjoys a superb setting within Lakelands and is afforded a high degree of privacy. On entering a bright living room leads directly into a dining room, with access to the kitchen. There is a very useful utility room and a downstairs w.c. off the utility room. Upstairs there are three generously proportioned bedrooms and a family bathroom. The property has the additional benefit of a garage to the side and offers obvious potential for substantial extension if further accommodation was required to the side and rear, subject to acquiring the necessary planning permission. The rear garden is a notable feature and extends to approximately 21m (64ft) predominantly set out in mature lawn.

The property enjoys an exclusive setting off Upper Kilmacud Road in close proximity to numerous local amenities including restaurants, coffee shops, boutiques and eateries in nearby Stillorgan and Dundrum Villages. The property benefits further from excellent transport links and is within walking distance of two LUAS stops -Stillorgan and Kilmacud, and an array of schools and colleges are within easy reach including St. Benildus College, St Raphaelas, Mount Anville, Sion Hill, St. Andrews' College, Smurfit Business School and UCD. The property is also within a five-minute drive of Dundrum Town Centre.

Features

- Private cul-de-sac location.
- Wonderfully bright semi-detached family home.
- Superb private garden to the rear.
- Two reception rooms.
- Utility room.
- Downstairs W.C.
- Garage.
- Oil (Kerosene) fired central heating.
- Double glazed windows throughout.
- Floor area approx: 102 sqm (1,097 sqft)





Accommodation

ENTRANCE HALL: 2.05m x 1.05m (6'9" x 3'5") with cloakroom area and shelving. Door to

LIVING ROOM: 6.10m x 3.65m (20' x 12') with fireplace with raised tiled hearth, large picture window overlooking garden to front and staircase to upper floor. Opening to

DINING ROOM: 3.85m x 3.00m (12'8" x 9'10") with window overlooking garden to rear. Door to

KITCHEN: 3.20m x 3.65m (10'6" x 12') with traditional style fitted kitchen with range of cupboards, drawers, display unit, shelving, one and half bowl sink unit, tiled floor, part tiled wall and understairs storage cupboard. Door to

UTILITY ROOM: 2.90m x 3.10m (9'6" x 10'2") with plumbing for washing machine, sink unit, storage cupboard and door to garage. Door to

CLOAKROOM: with w.c. and fitted shelving.

UPSTAIRS

LANDING: 1.85m x 3.00m (6'1" x 9'10") with hotpress / airing cupboard and access to attic area.

BEDROOM 1 (TO REAR): 4.25m x 3.35m (13'11" x 11') with built-in wardrobes with storage cupboards over.

BEDROOM 2 (TO FRONT): 4.35m x 3.45m (13.114'10" x 11'4") with built-in wardrobes with storage cupboards over.

BEDROOM 3 (TO FRONT): 2.65m x 3.05m (8'8" x 10')

BATHROOM: 2.00m x 1.85m (6'7" x 6'1") with w.c., w.h.b., bath with Mira Vigour electric shower over, fully tiled floor and walls.

OUTSIDE

GARAGE: 4.65m x 2.75m (15'3" x 9') with vehicular access to front and pedestrian door leading to Utility Area.

To the front there is cobble paved drive with off-street car parking for three vehicles, and lawn area and hedgerow to side. The rear garden is a most important feature of this outstanding property. The garden extends to approximately 21m (64ft), predominantly set out in level lawn with paved patio area. The garden enjoys a sunny aspect and is afforded a high degree of privacy. Subject to acquiring the necessary planning permission, the garden offers obvious potential to substantially extend the existing residence, if required.





BER INFORMATION

BER: E1
BER No.: 112230438
3E.P.I.: 37.09 kWh/m²/yr

EIRCODE

A94 AF85

OFFICES (SALES/LETTING)

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
Tel: 01 296 3662
Email: dundrum@lisney.com

103 Upper Leeson Street,
Dublin 4, D04 TN84.
Tel: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42.
Tel: 01 638 2700

8 Railway Road,
Dalkey, Co. Dublin
A96 D3K2.
Tel: 01 285 1005

106 Lower George's Street,
Dun Laoghaire, Co. Dublin,
A96 CK70.
Tel: 01 280 6820

171 Howth Road,
Dublin 3, D03 EF66.
Tel: 01 853 6016

Terenure Cross,
Dublin 6W, D6W P589.
Tel: 01 492 4670

@LisneyIreland

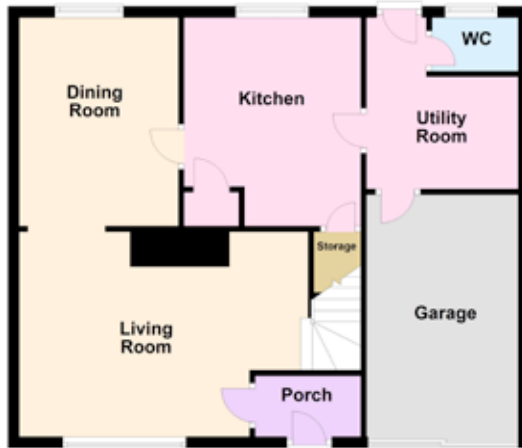
LisneyIreland

LisneyIreland

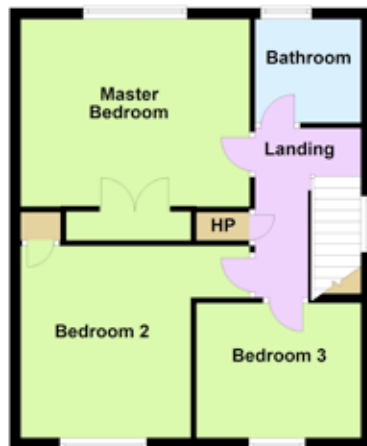
lisney.com

FLOOR PLAN

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



GROUND FLOOR



FIRST FLOOR



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

