

Hamptons

INTERNATIONAL



128 Lakelands Close, Stillorgan, Co Dublin, A94XE79

5  4  3 

GUIDE PRICE



£790,000

(€895,000)

Property details



Attributes

-  Private parking
-  Garden

128 Lakelands Close, Stillorgan, Co Dublin, A94XE79

GUIDE PRICE

£790,000

(€895,000)

5  4  3 

Description

5 bedroom house for sale Enjoying an enviable westerly orientation this versatile home is future proofed, having undergone considerable expenditure evident in the incredibly efficient BER of A2. Having been extended and upgraded this large home offers light filled accommodation over three levels. Heavily insulated, boasting solar and PV panels to the front and rear with a 10KW battery, this home offers virtually free hot water and electricity, together will selling surplus solar generated electricity back to the grid on a regular basis. The feature solid fuel fireplace in the livingroom has been cleverly designed to provide heat to some of the bedrooms above also, just displaying the level of thought and design evident throughout this special family home. Within the property accommodation is generous to say the least. The entrance hall offers a living room, kitchen / dining room, utility and guest cloakroom at ground floor level, with a landing, four bedrooms and a showerroom above along with a beautifully converted attic above with a large area complemented by a modern ensuite bathroom off. Also on the ground floor level is a further sitting room which has a separate stairs leading to a landing with a bedroom, dressing room and showerroom off, offering great versatility for the new owners and its various possible uses. The gardens which surround the property are a delight with the rear benefiting from sun from early in the day through to sunset. The rear access leading onto a large green area make this home a true gem for those with young children, a hobby or more. The location of Lakelands is ideal. Moments from the Village of Stillorgan it is surrounded by great schools, bus routes, the Luas and of course Sandyford Business District which employs 26,000 people. Hall 5.5m x 2m With accommodation off and stairs to first floor level. Living Room 4.2m x 4.8m Front facing reception room with feature solid fuel stove, timber floors, TV point and double doors leading to the dining room. Sitting Room 5.5m x 2.34m Front facing reception room with staircase leading to the bedroom, dressing room and showerroom above. This could be an ideal 'Granny Flat' or similar given its versatility. Kitchen / Dining Room 6.45m x 3.85m Originally two rooms, this large open plan area is light filled overlooking and leading to the rear, sun orientated garden. The kitchen comprises modern high gloss fitted units, a breakfast counter to complement the dining area and tiled floor. There is a glazed splashback. The dining area has timber floors extending from the living room. Utility Room 3.4m x 2.3m Fitted units and sink. Provisions for a washing machine. Door to rear garden. Tiled floor. Potterton boiler. Guest cloakroom off. Guest Cloakroom Recently upgraded and comprising a toilet and wash hand basin. Tiled floor. Landing 3.9m x 2.8m With accommodation off and stairs leading to converted attic above. Bedroom 1 4.2m x 3.5m Front facing double bedroom with extensive fitted wardrobes. Bedroom 2 3.8m x 3.5m Rear facing double bedroom overlooking the garden and large greenspace behind. Bedroom 3 2.8m x 2.8m Front facing bedroom with fitted wardrobe. Bedroom 4 2.85m x 1.9m Rear facing bedroom overlooking the rear garden and large green area behind. Showerroom 1.85m x 1.75m Recently upgraded and comprising a pumped shower, toilet, wash hand basin within a vanity unit, heated towel rail and tastefully tiled. Converted Attic Room 6.25m x 3m Very large area with additional under eaves storage, rear Velux roof windows and a large ensuite bathroom off. Bathroom 2.85m x 2.15m Recently upgraded to include a feature bath, toilet and wash hand basin with beautiful tiling and a two Velux roof windows. Bedroom 5 3.9m x 2.35m Front facing bedroom with Tongue & Groove timber floors. Dressing Room 2.35m x 1.8m Rear facing room with tongue & groove timber floors. Showerroom With electric shower, toilet and wash hand basin. Outside The front garden is cobble blocked to provide excellent off street parking, complemented by beds comprising a selection of all year around colour in the form of plants, trees and shrubs. The rear garden has an enviable west facing orientation, is fully walled in and private and benefits from rear, gated pedestrian access. This garden is approximately 17m long X 9.5m wide and comprises paved and pebbled areas, entertaining areas, a covered storage area and a concrete built lock-up shed (3m X 2.7m approx)























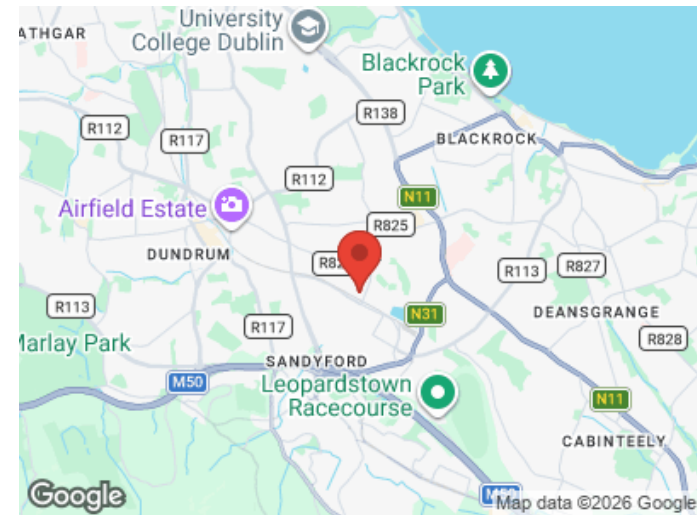
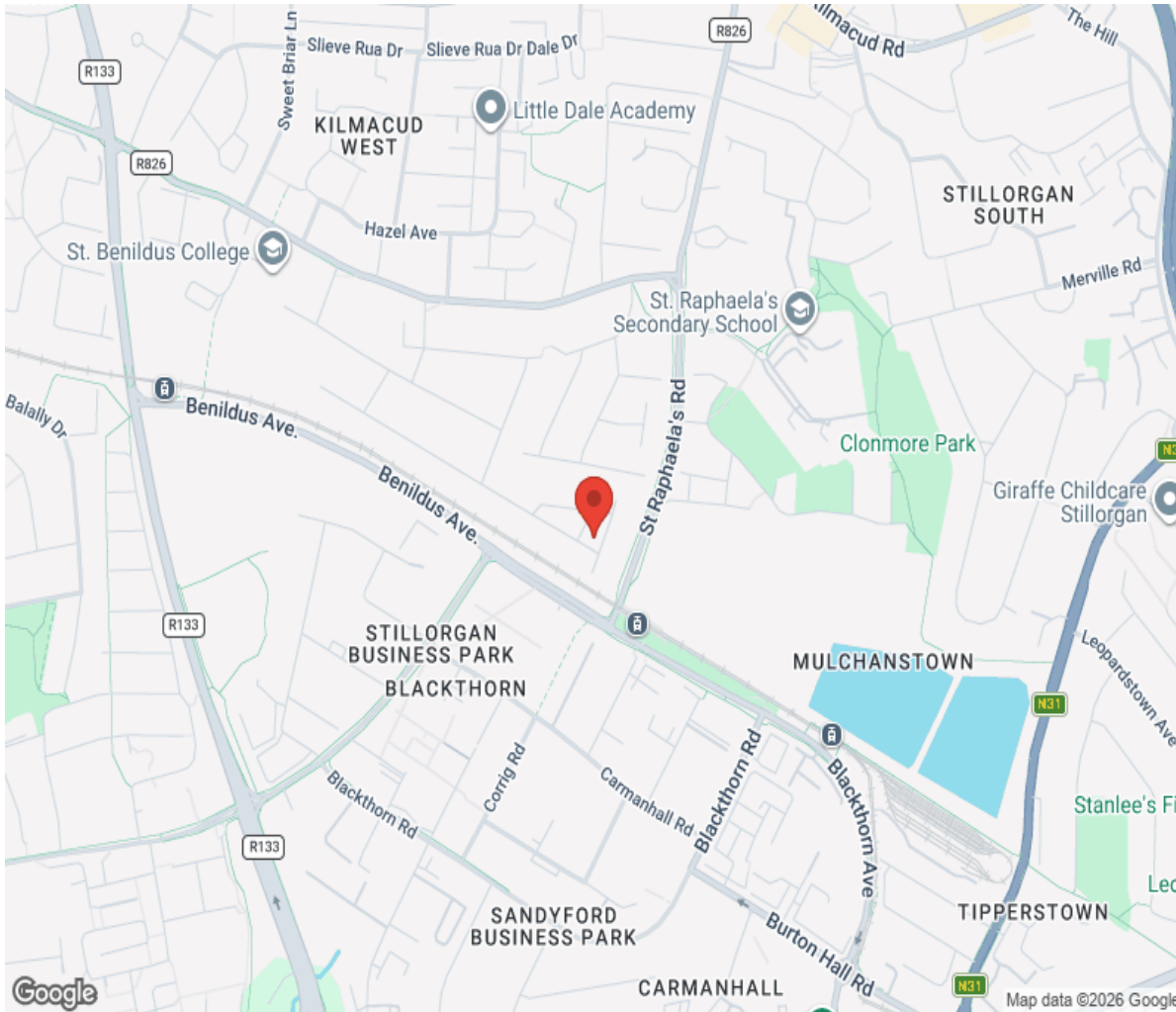


Floor plan



DNC

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com