

Hamptons

INTERNATIONAL



'Dun An Oir', 13 Parklands, Laurel Lodge, Castleknock, Dublin 15, D15CD78

5  4  4 

GUIDE PRICE






£1,090,000

(€1,250,000)

Property details



Attributes

-  **Garage**
-  **Near golf course**
-  **Private parking**
-  **With land**
-  **Garden**

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Description

5 bedroom house for sale "Dun An Oir" is an impressive, detached, family home ideally located overlooking the expansive grassland of Laurel Lodge Park, immediately adjacent to Castleknock Train Station. This property offers a secure and inviting environment perfect for family living. The generously proportioned accommodation extends to 208sqm (2,239sqft) and comprises an entrance hallway, living room, dining room, family room, kitchen/breakfast room, conservatory, downstairs toilet, five bedrooms (two en-suite), and a family bathroom. The accommodation is further augmented by a 18sqm (194sqft) detached garage that provides excellent flexibility for various uses and a 6sqm (65sqm) external utility shed. The property boasts that all important southwest-facing rear garden, which is well tended to and features a variety of trees and shrubs. The front elevation offers uninterrupted views over twelve acres of green space, with off-street parking available for two cars. "Dun An Oir" is perfectly positioned for those seeking a home in the Castleknock area. Castleknock Train Station is a five-minute walk, as is the nearest bus stop, which provides access to high-frequency bus services. Parklands is ideally located within walking distance of both Castleknock and Blanchardstown villages and is also adjacent to the Royal Canal Greenway. There is an unrivalled choice of National & Secondary Schools in this catchment. A host of sporting clubs, including Castleknock Tennis Club, Cricket, Polo, GAA, Rugby and several Golf Clubs are located in the immediate vicinity. The City Centre which is well served by bus and train is 7 km away; the IFSC is 8 km, Four Courts is 6 km, Dublin Airport is 16 km (15/20-minute drive). Heuston Train Station and the Luas hub are 5 km away. Easy access to the N3, M3 and M50 ensures all major destinations are within reach. Features are fantastic, presentation is perfect and as an opportunity this is outstanding. Viewing is highly recommended.

Entrance Hallway With a wood floor and bespoke fitted under stairs storage.

Living Room An inviting room with a feature fireplace with a solid fuel stove. The living room opens into the dining room.

Dining Room With a patio door to the rear garden.

Family Room A cosy room with a feature fireplace and fitted book shelving.

Kitchen / Breakfast Room An open-plan room with an extensive fitted kitchen incorporating an Quooker tap (instant boiling water), feature Aga cooker and an integrated dishwasher. Wood flooring. Two double doors lead to the conservatory.

Conservatory Light-filled room with floor tiles. Double patio doors lead to the rear garden.

Downstairs Toilet With a toilet and wash hand basin.

Landing Newly carpeted stairs and landing. With access to the hot linen press and attic.

Bedroom 1 (Master) With floor to ceiling fitted wardrobes and bedroom storage.

En-Suite Fully tiled suite comprising; toilet, wash hand basin and shower. A frosted window provides natural light and ventilation.

Bedroom 2 With wood floor boards and a quadruple fitted wardrobe.

En-Suite Fully tiled suite comprising; toilet, wash hand basin and shower.

Bedroom 3 With floor to ceiling fitted wardrobes and bedroom storage.

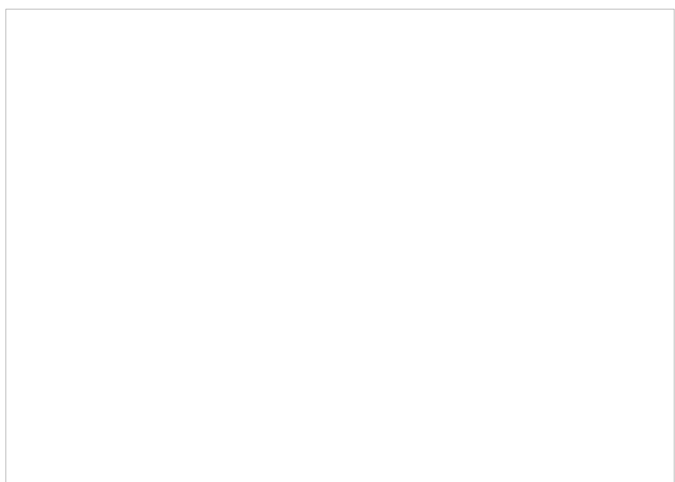
Bedroom 4 With a quadruple fitted wardrobe.

Bedroom 5 With wood floor boards. Currently used as a walk-in wardrobe. This room could easily be reinstated as a bedroom.

Family Bathroom Fully tiled modern suite comprising; toilet, wash hand basin, bidet and a deep-plung bath with shower. A frosted window provides natural light and ventilation.

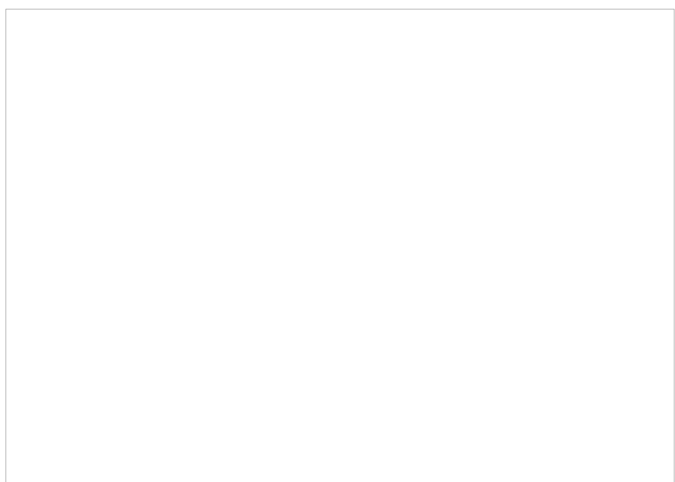


















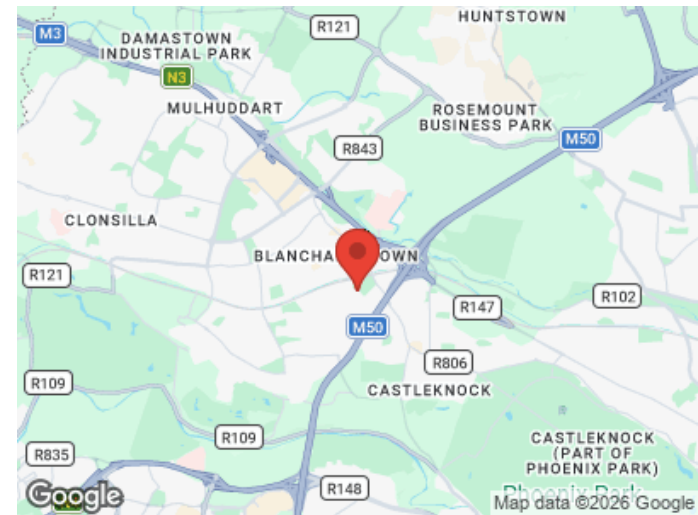
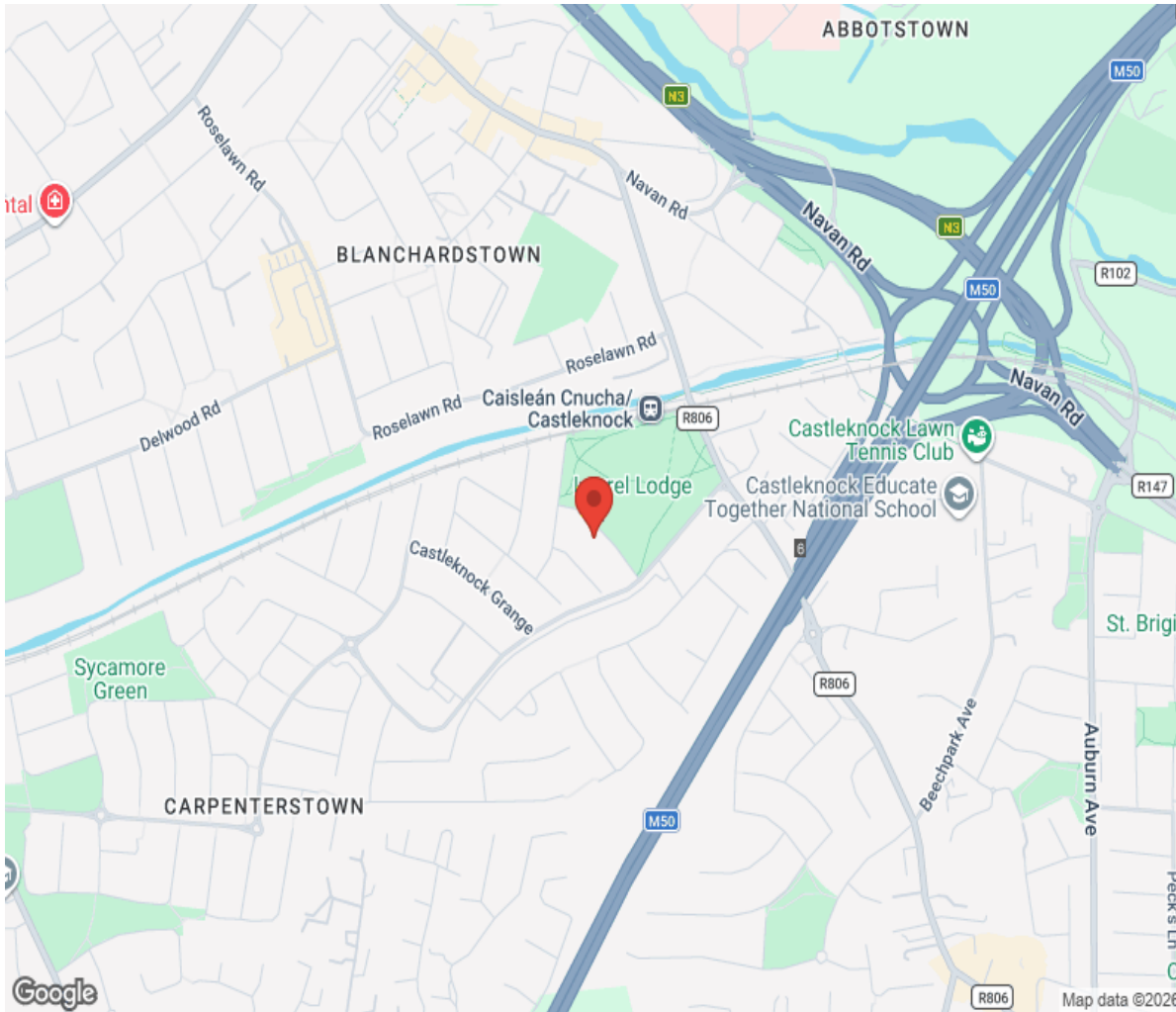




Floor plan



Location



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