

Hamptons

INTERNATIONAL



26 Clay Farm Walk, Leopardstown, Dublin 18, D18RDX7

4  4  2 

GUIDE PRICE

£780,000

(€895,000)

Property details





Attributes

-  Olive grove
-  Private parking
-  Garden

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Description

4 bedroom house for sale DNG is delighted to offer 26 Clay Farm Walk to the open market, perfectly positioned in a quiet cul de sac overlooking a green area to the front and mountain views to the rear with an envious south-westerly orientation. This home is a superbly presented brick fronted property extending to c.177sqm which benefits from extremely bright, fresh and generously proportioned accommodation throughout. Upon entering the property, you are greeted by a spacious entrance hallway and a guest w.c. To the right is a large living room to the front with a bay window overlooking the cul de sac and large green area. An exceptionally well-appointed kitchen / dining / family room spans the back of the property providing ample storage, quartz worktops and quality fitted appliances. A separate utility room completes the accommodation at this level. Upstairs, on the first floor, there are three well-proportioned light filled bedrooms (one ensuite) and a family bathroom. A second staircase leads up to the master suite comprising a large bedroom, ensuite and walk-in wardrobe / dressing room. The property benefits from a sunny south westerly facing landscaped rear garden comprising of a paved patio and a raised low maintenance lawn bordered by planted borders and a custom shed and wonderful views hand picked at new. Clay Farm is a much sought-after family friendly development boasting an abundance of local amenities including a wide selection of local shopping centres including Leopardstown Shopping Centre, Carrickmines Retail Park, Dundrum Town Centre, specialist shops, cafes, restaurants and bars. Recreational amenities including parkland, playgrounds and sporting facilities abound within the area. The location is ideal with every conceivable amenity on your doorstep and benefits from the greenway conveniently linking Clay Farm with Stepside Village. Excellent transport links include the LUAS at Leopardstown Valley which is within a couple of minutes' walk, several bus routes and the M50 and N11 are close by making this property ideal for those who like to easily access the city and surrounding areas. Excellent local schools include Holy Trinity National School, Gaelscoil Shliabh Rua, Educate Together Junior/secondary schools and various Montessori's/creches abound within the locality. Other top-rated schools and universities are all within easy reach. Viewing is highly recommended to fully appreciate all this most appealing property has to offer.

Hall 5.8m x 2m Accommodation off and stairs to first floor level. Walk in cupboard and additional understairs storage. Action 24 alarm point. Living Room 4.6m x 3.75m Front facing reception room overlooking a large greenspace from the large Bay window. Guest Cloakroom 1.5m x 1.45m With toilet and wash hand basin within a vanity unit. Tiled. Kitchen / Dining / Family Room 5.8m x 5.5m Large open plan area drenched in natural light due to the south-west orientation. Kitchen with floor and eye level fitted units, Quartz style worktops, and a large island with sink. Timber floor. Appliances including a cooker & hob. (Excludes American style fridge / freezer, TV and wine rack). Utility Room 1.8m x 1.45m Includes washing machine and dryer. Landing 4.4m x 1.1m With accommodation off and stairs to first floor level. Bedroom 1 3.5m x 3.15m Front facing bedroom overlooking the large green area through the Bay window. Timber floors. Ensuite off. Ensuite 2.45m x 1.8m With shower, toilet and wash hand basin within a vanity unit. Part tiled. Chrome radiator towel rail. Bedroom 2 3.75m x 2.9m Rear facing double bedroom with fitted wardrobes and excellent views across the development towards the Dublin Mountains. Bedroom 3 2.75m x 2.55m Rear facing double bedroom with timber floors and fitted wardrobes. Views towards the mountains. Bathroom 3.15m x 2m Bath, separate shower, toilet and wash hand basin within a vanity unit. Landing 1.8m x 1.1m With principle bedroom and dressing room off. Access to the attic above via a pull down ladder. Principle Bedroom 4.3m x 4.3m Front facing bedroom, very generous in size with excellent views over the surrounding area and greenspace. Timber floors. Ensuite 2.95m x 1.8m With oversized shower, toilet and sink in a vanity unit. Chrome heated towel rail. Outside Front garden with off street parking for two cars, with planting and an EV charger. Gated side entrance leads to the south-west facing rear garden which is fenced in, under lawns with a paved patio area and raised beds comprising a selection of plants and shrubs. Outside tap and plug socket. Fern & Olive trees not included.













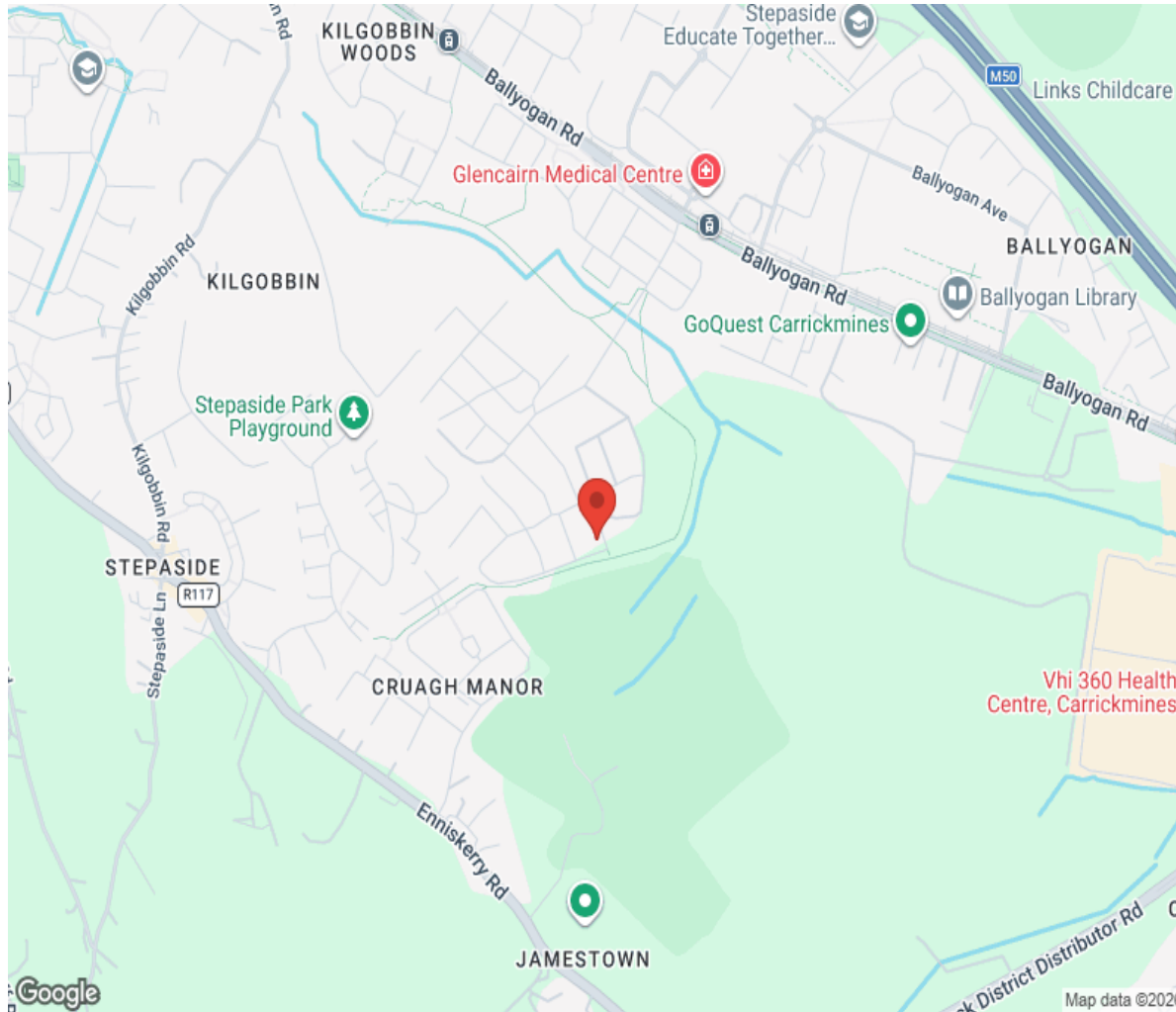




Floor plan



Location



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