

# Hamptons

INTERNATIONAL



**39 Larkfield Way, Lucan, Co Dublin, K78EK52**

5  3 

GUIDE PRICE




**£560,000**

**(€640,000)**

## Property details



### Attributes

-  Near golf course
-  Private parking
-  Garden

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## Description

5 bedroom house for sale DNG Lucan's leading estate agents are delighted to present no.39 Larkfield Way, a beautifully maintained, 5 bedroom, detached residence located in one of Lucan's most sought-after developments. Boasting a sunny south facing garden and ideally positioned overlooking a picturesque green area, 39 Larkfield Way is sure to appeal to a host of discerning purchasers including families trading up to their forever home. This property measures an impressive 170 sq.m/1,830 sq.ft of light filled accommodation which has been beautifully cared. Ideally located only minutes from Lucan Village, 39 Larkfield Way is situated within a quiet tree lined cul de sac with a paved front driveway providing off street parking and with pedestrian side access. This lovely property offers a chain free opportunity for the lucky buyer, being available for immediate occupation. 39 Larkfield Way further benefits from gas fired central heating, pvc framed double glazed windows, soon to be installed solar panels and a fantastic location within this highly regarded family orientated development. Generously proportioned accommodation downstairs comprises of a welcoming hallway with a partially tiled guest wc, to the front is a spacious living room with connecting doors to the dining room. There is a fully fitted kitchen which has access to a utility room. On the first floor is a bathroom and four spacious bedrooms, with the master bedroom boasting an ensuite shower room. On the top floor is a further large double bedroom. Larkfield Way is a sought after residential development, ideally located just minutes drive of Lucan village and it is within close proximity of the N4/M4/M50/M7, QBC, Transport links, Nitelink, Confey Train Station, Liffey Valley & Supervalu shopping centres, as well as a host of other amenities that include a variety schools (St. Mary's Parish), The Kings Hospital, Mount Sackville, Castleknock College, public transport, parks and sporting facilities. Other local recreational amenities of note including Hermitage & Lucan Golf Clubs. Lucan is a most sought-after Dublin suburb situated 13 km west of Dublin city centre. There are some fantastic leisure facilities in the area including GAA clubs, soccer clubs, water sports along the River Liffey and is home to some of Dublin's finest parks including St Catherine's Park, Griffeen Valley Park and the nearby Castletown House. Pheonix Park, the largest enclosed public park in any capital city in Europe, is less than a 15 minute drive away. There are fantastic primary and secondary schools in the Lucan area, including Gael Scoils. Located only a short drive from Liffey Valley Shopping Centre and close to a number of large multinational companies such as Pfizer, Aryzta, Takeda and Intel. Features are fantastic, presentation is perfect and as an opportunity this is outstanding. Viewing is highly recommended.

Hall 1.6m x 6.6m Wide entrance hallway with carpeted flooring, under stair storage space and double doors leading into the living room. WC 2.2m x 0.9m Tiled guest wc located off the hall with, wc, whb and a window for natural ventilation. Living Room 3.9m x 6.1m Spacious living room to the front with carpeted flooring, gas fire, ceiling coving, ceiling centre rose and double doors connecting to the dining room. Dining Room 2.8m x 4.1m Large dining room with carpeted flooring, ceiling coving, and ceiling centre rose. Kitchen/Dining 3.5m x 5.7m Fully fitted kitchen with fitted wall and floor units and sliding doors to the rear garden. Light filled room with tiled flooring throughout and tiled back splash. Utility Room 1.7m x 1.7m Tiled flooring utility room with access to side door entrance and garden. Master Bedroom 3.5m x 5.1m Spacious master bedroom to the front with wooden flooring, an ensuite shower room and fitted wardrobes. Ensuite 2.2m x 1.8m Fully tiled ensuite with wc, whb and built in shower. Bedroom 2 3.1m x 4.1m Large double bedroom to the rear with wooden flooring and fitted wardrobes. Bedroom 3 3.4m x 2.7m Small double bedroom with wood flooring. Bedroom 4 3.1m x 2.2m Small double bedroom with wood flooring. Bathroom 2.2m x 2.1m Fully tiled bathroom with wc, whb and built in shower/bath. Bedroom 5 5.3m x 5.2m Spacious double bedroom on the top floor with wood flooring, Velux window and Eaves storage space























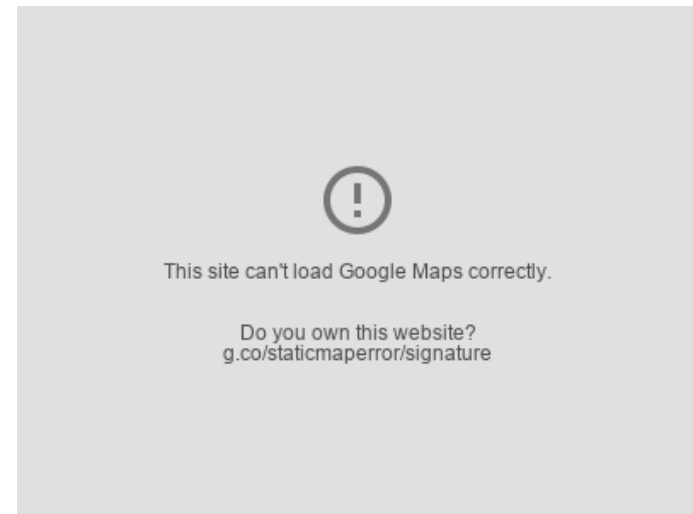






# Location

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