

# Hamptons

INTERNATIONAL



**82 Laraghcon, Lucan, Co Dublin, K78**

5  4 

GUIDE PRICE




**£600,000**

**(€690,000)**

## Property details



### Attributes

-  Near golf course
-  With land
-  Garden

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## Description

5 bedroom house for sale DNG – Lucan's leading Estate Agents are delighted to present no. 82 Laraghcon to the market. This is a truly magnificent, modernised, five bed, family home, measuring no less than 168 sq m / 1,808 sq ft, in a quiet cul-de-sac within this exclusive living destination located in the parish of St. Mary's and only a short walk from Lucan Village. This amazing semi-detached home overlooks a picturesque green area to the front while also benefiting from a spacious gravel driveway, wide side access and a private garden to the rear. Boasting an efficient 'B' energy rating, no.82 Laraghcon benefits from a quiet cul de sac location and is yet within walking distance of every conceivable amenity. This stunning home comes to the market in turn-key condition throughout and immediately upon entering the attention to detail and the immaculately maintained nature of this property is clearly evident. Decorated with an abundance of sheer good taste and stylish flair, no. 82 Laraghcon is finished to a very high specification and enjoys all the benefits of contemporary living and design, sure to please even the most discerning of buyers. Features include a light-filled openplan layout to the rear with a kitchen/dining with centre island and sliding floor to ceiling glass doors to the garden patio, 2.75m ceilings, feature mantelpiece in the main reception room, fitted bedroom furniture in all bedrooms and quality sanitary ware in all four bathrooms which include a guest wc, family bathroom and two ensuite shower rooms. Spanning 168 sq m / 1,808 sq ft of light filled, well-proportioned and versatile living spaces, the accommodation downstairs comprises of a large entrance hallway with guest toilet, living room with interconnecting doors to the open-plan kitchen / dining / family room and a separate utility room. The first floor is equally as impressive with a family bathroom and four generously proportioned bedrooms with the largest double boasting an ensuite shower room. On the second floor is a fantastic master bedroom with an ensuite shower room and walk in wardrobe. The features continue outside with a low-maintenance, rear garden which enjoys an abundance of seclusion and privacy from neighbouring homes, with a new garden patio off the openplan extension and ideal for Al Fresco dining. Furthermore, there is additional garden space to the side of the property along with gated side access. To the front is a spacious gravel driveway, mature well maintained gardens and an EV charge point has been installed. Laraghcon is an exceptional "Lifestyle Development" which incorporates luxury family homes, set on 26 acres of rolling parkland, ideally located just 5 minutes walk from Lucan village with its host of eateries, pubs and shops. An abundance of essential and recreational amenities can also be enjoyed with great ease. Within close proximity of the M3/M4/M50/M7, QBC, 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), public transport, parks and sporting facilities. Other local recreational amenities of note include St. Catherine's Park which is only a short walk, Westmanstown Sports Centre and Hermitage & Lucan Golf Club. Laraghcon is readily accessible to Intel, Hewlett Packard, Grange castle and the wider area around Castleknock / Blanchardstown. Features are fantastic, presentation is perfect and as an opportunity this is outstanding. Viewing comes highly recommended, please contact DNG Estate Agents in Lucan Village on 01-6280400.

Hall 1.8m x 5.29m Wide entrance hallway with a guest wc, Herringbone wood flooring, bespoke under stair storage space and ceiling coving  
 WC Guest wc with tiled flooring, wc and whb  
 Living Room 3.99m x 5.3m Spacious bay windowed living room to the front with Herringbone wood flooring, feature mantelpiece, Bespoke cabinets fitted into the alcoves, a tv point and double doors to the kitchen  
 Kitchen/Dining/Lounge 5.95m x 7.36m Spacious openplan room to the rear which was redesigned into one spacious kitchen/dining/lounge. Light filled room with floor to ceiling sliding glass doors spanning the width of the room and leading to the garden patio. Fully fitted kitchen sold inclusive of appliances and with a stand out kitchen Island. Further features include Velux windows, recessed lighting and a separate utility room.  
 Utility Room 1.3m x 1.69m With tiled flooring and plumbing for the washing machine  
 Landing With carpeted flooring and hot linen press  
 Bedroom 1 2.95m x 3.15m Spacious double bedroom to the rear with an ensuite shower room, wood flooring and built in wardrobes  
 Ensuite 2.24m x 0.9m Tiled ensuite with a shower, wc and whb  
 Bedroom 2 3.6m x 4.56m Spacious double bedroom to the front with wood flooring and large sliderobes  
 Bedroom 3 2.78m x 2.61m Single bedroom to the front with wood flooring and built in wardrobes  
 Bedroom 4 2.88m x 2.56m Large single bedroom to the rear with wood flooring and a built in wardrobe  
 Bathroom 1.71m x 2.2m Light filled bathroom with tiled flooring, a bath, wc and whb  
 Master Bedroom 3.67m x 5.7m Spacious master bedroom with an ensuite shower room, walk in wardrobe, built in wardrobes. wood flooring and a Velux window  
 Ensuite 2.18m x 1.65m Tiled ensuite shower room with a Velux window, wc, whb and shower







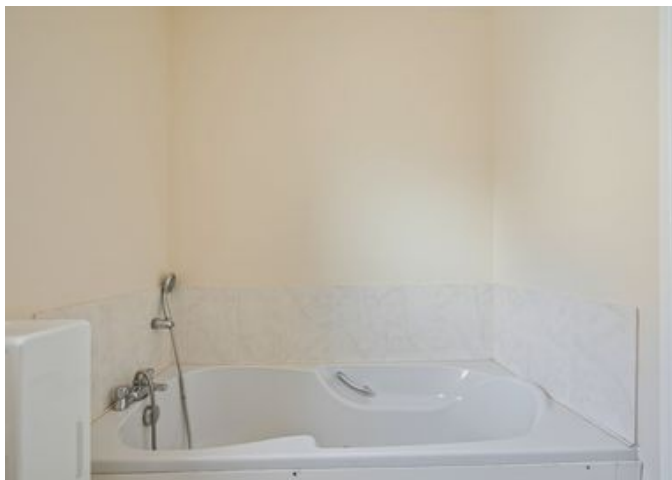


























# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**