



63 LARKFIELD GROVE

HAROLD'S CROSS, DUBLIN 6W

BER E1



63 LARKFIELD GROVE

HAROLD'S CROSS, DUBLIN 6W

- ♦ Wonderfully presented house in desirable location
 - ♦ Approx 90 sq m / 964 sq ft
- ♦ Two reception rooms, three bedrooms, two shower rooms
 - ♦ South facing rear garden
 - ♦ City Centre 3.5 km

For Sale By Private Treaty

63 Larkfield Grove is a mid terrace, three bed family home. The well laid out accommodation comprises entrance hall, sitting room, living room, kitchen and wet room. Upstairs there are two double bedrooms, a single bedroom and shower room. Outside to the rear of the property is a large family garden with a useful storage shed. To the front of the property there a wrought iron fenced garden with pedestrian gate.

The location of the property is ideal for anyone looking for a home near the city. St. Stephen's Green is located 3.5 km away. There is a wide selection of well-established primary and secondary schools such as Harold's Cross National School, Our Lady's School, Templeogue College, St. Pius X and St. Joseph's Boys School. Sundrive Shopping Centre with Super Value supermarket and a host of neighbourhood shops is a short walk away.

Accommodation

Ground Floor:

Living Room

Situated to the front of the property with carpeted flooring

Family Room

Situated to the rear of the property with laminate flooring and feature gas fireplace

Kitchen / Breakfast room

Dual access with wall and floor units and access to the rear garden

Wet Room

A recent addition to the home comprising WC, WHB and shower



First Floor :**Bedroom 1**

Large double bedroom to the front of the property with laminate flooring and fully fitted wardrobes

Bedroom 2

Double bedroom with laminate wood floor and window looking out to the garden

Bedroom 3

Single bedroom with carpet to the front of the property

Shower Room

Tiled floor and walls, walk in shower, WC and WHB

Outside

The house is set behind wrought iron railings. The rear garden is laid out in grass and has a large storage shed

Services

GFCH

Telephone points

BER Details

BER: E1

BER No.: 111807244

Energy Performance Indicator: 335.28 kWh/m²/yr

Viewings by appointment through the Agents

Savills

Savills Central

20 Dawson Street

Dublin 2

central@savills.ie

+353 1 663 4300



FLOOR PLANS

Identification Purposes Only. Not to Scale



Total area: approx. 89.6 sq. metres

SAVILLS CENTRAL

20 Dawson Street, Dublin 2.

central@savills.ie

01 663 4300

PRSA 002223

savills.ie

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