



54 Larkfield Grove, Dublin 6W. D6W F624

Beirne
& Wise



54 Larkfield Grove is a smart mid terrace home, well positioned opposite an open green, just off Clareville Road. With a delightful 90ft (approx.) rear garden. Built in the late 1930's this period brick faced residence has been sensitively updated to incorporate the necessary modern day comforts, yet retains the charm and character of its era with original panelled doors complete with door handles, cast iron fireplaces and tongued and grooved timber flooring to mention a few.

The well and tastefully presented accommodation is both bright and airy with an open plan Kitchen/ Dining / Living Room and a practical Laundry Room at Ground Floor level. At first floor there are three bedrooms- two of which are double rooms and a contemporary shower room.

The location needs little introduction, just a stroll from Sundrive Shopping Centre with excellent local shopping and minutes away from Rathgar, Harold's Cross, Rathmines and a selection of speciality shops, eateries and coffee shops. Within 3 miles of the city centre there are several bus routes to the city and beyond.

Special Features

- 90ft garden westerly garden
- Double glazed windows and doors
- Floor area 72sq.m. (775sq. ft.) approx.
- Modern Kitchen and Shower Room
- GFCH and Phone Watch Alarm System

Accommodation

HALL

Welcoming Hall with attractive stairs and balustrade, picture and dado rail, tongued and grooved timber flooring and access to under stairs storage.

LIVING ROOM

3.61m x 3.26m

To the front with a cast iron fireplace with stove providing a focal point for this comfortable room, with picture rail and timber flooring. Open to;

KITCHEN/DINING

3.61m x 3.16m (max.dim.)

With ample room to dine this is a modern well fitted kitchen with an array of wall and floor mounted units with integrated fridge/freezer, double oven ceramic hob and extractor. There is also access to the Hot Press.

LAUNDRY ROOM

With space for washing machine and dryer compete with open shelving and provides access to the garden.

FIRST FLOOR LEVEL

LANDING

With original timber flooring and access to fold down stairs to attic space.





BEDROOM ONE

3.55m x 3.19m (max.)

With original period fireplace, timber flooring, built in wardrobes, this is a lovely double room and overlooks the rear garden.

BEDROOM TWO

2.74m x 3.10m

Another double room to the front with original period fireplace, timber flooring and built in wardrobes.

BEDROOM THREE

2.60m x 2.05m

A single room to the front with timber flooring.

SHOWER ROOM

Up-to-date, fully tiled with extra-wide shower tray and screen complete with thermostatic control valve, vanity basin with mirror, WC and chrome towel radiator.

GARDEN

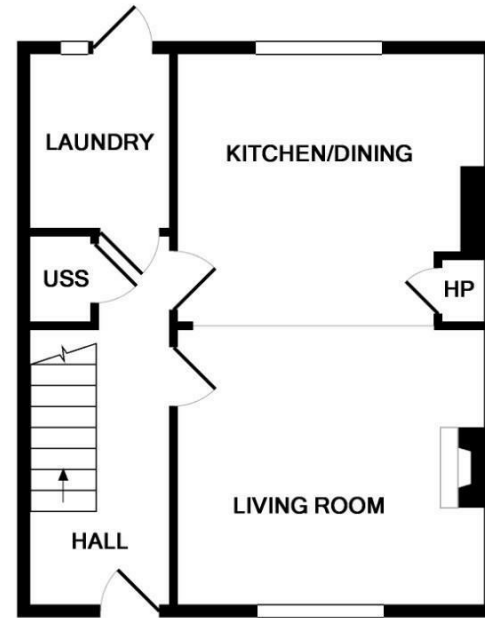
The traditionally railed front garden with gated pedestrian entrance is mainly in lawn with hedging to the front and four well-trimmed globe bay trees line the pedestrian pathway. To the rear an amazing 90 ft. long westerly garden in lawn awaits you - fully walled with a line of bamboo to the left hand side and ivy clad wall on the opposite side. There is a patio area - and access to the lean to shed which houses the boiler.

BER

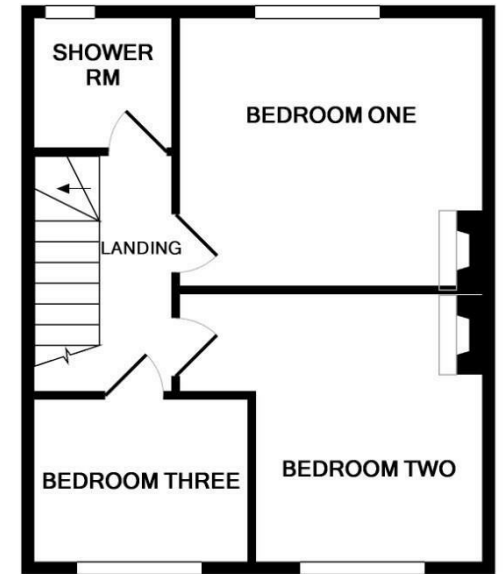
BER Number: 108115809

Output: 328.45kWh2/yr.





GROUND FLOOR



1ST FLOOR

**Beirne
& Wise**

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www.beirnewise.ie

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