



20 Laurleen, Stillorgan, Co Dublin, A94VF75

Beirne  
& Wise



## 20 Laurleen, Stillorgan, Co Dublin, A94VF75

For Sale By Private Treaty

No 20 Laurleen is an impressive, detached, red-brick family home, well situated in this quiet residential enclave, with the much sought after south westerly facing rear garden. Superbly extended and very well presented this property has all the attributes of a good family home, with bright well-proportioned accommodation over two levels. A stylish and contemporary residence which meets all the requirements for modern family living plus lots more! Designed with the demands of family life in mind, this substantial property offers great flexibility in layout with a great balance of both living and bedroom accommodation in a family friendly environment.

Stillorgan is widely regarded as one of South Dublin's much sought after addresses, The area is renowned for its wealth of amenities being within a short distance from excellent local shopping, restaurants, recreational facilities at Stillorgan, Leopardstown, Blackrock and Dundrum, not forgetting the shopping centre at the Sandyford/Stillorgan Business Park as well as the Beacon Hospital. The Leopardstown Tennis Club, Racecourse and Golf Club are all only minutes away. There is a selection of Dublin's premier junior and senior schools nearby.

There are also excellent transport links including the N11, M50, QBC bus routes and the much-acclaimed Luas at Sandyford /Stillorgan is within a few minutes' walk away providing speedy access to the city and beyond.



### Special Features

- Extended and upgraded family home (186 sq.m. approx.)
- Feature garden/family room to the rear overlooking landscaped garden
- Minutes' walk to N11 bus corridor
- Double glazed windows throughout
- South westerly rear garden.
- GFCH

### View

Strictly by appointment with the selling agents Beirne & Wise,  
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





## Accommodation

### HALL

Bright and spacious with hardwood flooring and built in presses, shelving, drawers with recessed lighting. Access to main rooms from here.

### GUEST WC

With wc and whb.

### LIVING ROOM

5.79m x 3.51m

A large bright room with dual aspect windows, a chimney breast with an inset gas fire with brass surround strip and it overlooks the front garden. There are double doors from here to:

### DINING ROOM

3.51m x 2.74m

Featuring parquet style wooden flooring and a door to the kitchen.

### KITCHEN

5.94m x 3.27m

Fitted with an extensive range of wall and floor units with a tiled splashback. Integrated appliances include an electric hob, a double oven, extractor fan and fridge/freezer. It is plumbed for a washing machine and dishwasher. There is discreet understairs storage and it has double doors to the impressive garden/family room and also to the sitting room.

### FAMILY/GARDEN ROOM

5.33m x 4.13m

This extended multi-functional room has extensive windows overlooking the landscaped rear garden and features three Velux roof lights flooding the room in daylight. It features hardwood flooring and there are double doors to the patio and garden and a sliding door to the sitting room.

### SITTING ROOM/PLAYROOM

4.49m x 2.79m

A well-proportioned room with great flexibility in layout as potential sitting room, home office, playroom with access to/from the hall, kitchen and garden/family room.

### LANDING

With a large hot press and there is access to the attic with a pull-down ladder.

### BEDROOM ONE

3.60m x 3.53m

Large double room to the rear with extensive built in wardrobes and a door to the en-suite.



#### EN SUITE

A bright room with a large shower cubicle, wc and whb, vanity unit and built in press. This is fully tiled.

#### BEDROOM TWO

4.09m x 2.87m

A good-sized double room with built in wardrobes overlooking the front garden.

#### BEDROOM THREE

4.09m x 2.88m

A good-sized double room with built in wardrobes overlooking the front garden.

#### BEDROOM FOUR

3.36m x 2.84m

A good-sized double room overlooking the rear garden.

#### BEDROOM FIVE

2.61m x 1.90m

A roomy single room/office overlooking the front with built in wardrobes.

#### SHOWER ROOM

Complete with a shower cubicle with a power shower, wc, and a vanity unit whb. It has a tiled floor and part tiled walls.

#### OUTSIDE

To the front of the house, there is generous off-street parking, a lawn with mature border planting and a gated side access leads to the rear. To the rear there is a large, landscaped garden (13m x 9.5m approx.) and an extensive patio area with border planting. Raised railway sleepers and steps lead to the lawned area with mature plant on three sides with specimen shrubbery and trees affording a mature private boundary with year-round interest. An ideal garden for al fresco entertaining in the summer months.

#### BER

#### BER D

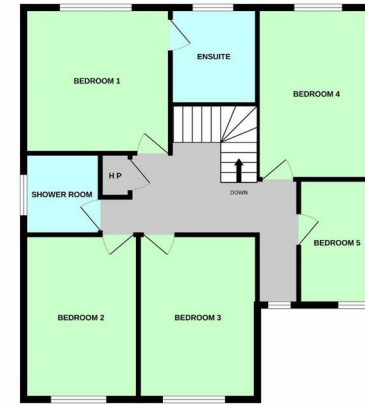
Number 107199895

Output <275 kWh/m2/yr









PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

**Beirne  
& Wise**

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)