3 Landore

Orwell Road, Dublin 14

Lisney | Sotheby's INTERNATIONAL REALTY

3 Landore, Orwell Road, Dublin 14

Features

- Luxury family home in a quiet cul de sac overlooking a landscaped central green
- Elegant interconnecting reception rooms with refined finishes and excellent natural light
- High spec kitchen and bright dining area opening directly to the south facing garden
- Four stylish bedrooms including a spacious primary suite with private en suite
- Private south facing garden with Indian sandstone patio and mature planting

An elegant and luxurious four bedroom semi detached family home set within a peaceful cul de sac overlooking a beautifully landscaped central green. With the added benefit of a private south facing low maintenance driveway and off street parking.

The property is approached by a cobble lock driveway and granite steps that lead into a warm and inviting entrance hall, finished with wooden flooring, bespoke storage, and classic coving that immediately conveys the quality found throughout. The ground floor offers two superb interconnecting reception rooms designed for both relaxation and entertaining. The front reception room features a bay window, an ornate fireplace with a cast iron inset and gas fire, and refined ceiling details. Double doors open into the second reception room, a bright and comfortable space with French doors to the garden and custom shelving. A guest W.C. sits off the hallway, while the separate utility room provides practical storage and laundry space with a very useful cloakroom providing further storage. The kitchen and dining area form the heart of the home, beautifully appointed with marble countertops, a Belfast sink, integrated appliances, and Velux roof windows that fill the space with natural light. The adjoining dining area, surrounded by wrap around glazing, opens directly onto the rear patio, creating a seamless flow for family living and entertaining. Upstairs, the landing is flooded with light by a picture window and leads to four well proportioned bedrooms. The primary bedroom offers extensive built in storage and a private en suite shower room with high quality fittings and a Velux window. Two additional double bedrooms feature fitted wardrobes, while the fourth bedroom is ideal as home office, or guest room. A beautifully finished main shower room with pumped shower, heated towel rail, skylight, and fitted storage completes the upper level. The south facing rear garden is a private sanctuary, featuring an Indian sandstone patio perfect for outdoor dining, raised planted beds filled with mature shrubs and trees, and a high degree of privacy. A gated side passage adds convenience, while the orientation ensures sunshine throughout the day. This is a luxurious, thoughtfully designed family home in one of Dublin 14's most desirable residential settings.

Rathgar is without doubt a highly sought after residential area, located just 6km to the south of Dublin City Centre. Serviced with an excellent selection of local shops, as well as a superb offering of boutique eateries in Rathgar village and nearby at Churchtown. There is a wide selection of primary and secondary schools that include Rathgar Junior School, Rathgar National School, The High School, St Mary's College and Alexandra College, There are also a vast range of recreational activities within easy reach, namely golf at Milltown Golf club, tennis available in Rathgar Tennis Club, hockey at Rathgar Hockey Club and Old Alex, and numerous Rugby clubs including St Marys & Terenure College Rugby Clubs. Excellent transport links are available locally along with the Luas stop at Windy Arbour or Milltown. The local Dodder linear park offers a wonderful river walk that connects you from Terenure to Donnybrook.

BRAVIA
SONY

Whirlpool

Accommodation

Entrance Hall: 1.91m x 9m (6'3" x 29'6") wood floor, radiator cover, ceiling coving, understairs storage and storage cupboard with floor to ceiling shelving

Cloak Room: 0.9m x 1.4m (2'11" x 5'9") shelved for storage and hanging space

Living Room: 3.3m x 6.5m (10'10" x 21'4") wood floor, bay window, vertical radiator, coving, centre rose, wall lights, painted wood fireplace with cast iron surround and gas fire insert and double doors to

Family Room: 3.5m x 4.5m (11'6" x 14'9") ceiling coving, centre rose, wall lights, French patio door out onto a paved patio, recessed shelving and storage units either side of the doors

Guest W.C.: 0.9m x 1.9m (2'11" x 6'3") wood floor, w.c., wash hand basin, window to side and part tiled walls

Utility Room: 0.9m x 2m (2'11" x 6'7") plumbed for washing machine & dryer, houses the S24 IE Ideal Logic gas fired central heating boiler, window to side and tiled floor

Kitchen: 2.7m x 4.5m (8'10" x 14'9") wood flooring, excellent range of kitchen cupboards and units, Whirlpool double oven, Whirlpool 6th Sense ceramic hob and extractor over, Belfast style ceramic sink, marble tops, wine rack, pull out larder units, integrated fridge, Velux windows, spotlights and arch to the

Dining Area: 3m x 3.3m (9'10" x 10'10") Velux window, spotlights, wrap around windows and door out to the paved patio

First Floor

Landing: picture window to the side and pull down stira

Bedroom 1: 1.9m x 3.2m (6'3" x 10'6") wood floor and window to rear

Bedroom 2: 3.3m x 3.1m (10'10" x 10'2") wood floor, floor to ceiling slide robes and two windows to rear

Bedroom 3: 2m x 3.2m (6'7" x 10'6") wood floor, window to front and floor to ceiling mirrored slide robes

Shower Room: 1.9m x 2.2m (6'3" x 7'3") tiled walls and floor, w.c., wash hand basin with storage, fitted storage unit, quadrant Aqualisa Aqua Stream pumped shower, heated rad & towel rail, skylight and illuminated mirror

Bedroom 4: 4.1m x 3.3m (13'5" x 10'10") floor to ceiling built-in storage, window to front and door to

En Suite Shower Room: 0.9m x 2.3m (2'11" x 7'7") tiled floor, part tiled walls, Aqualisa pumped shower, w.c., wash hand basin, shelving, illuminated mirror and Velux window

BER Information

BER: C3

BER No.: 119406114

EPI: 222.33 kWh/m²/yr

Eircode

D14 T673

Lisney
Sotheby's
INTERNATIONAL REALTY

OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

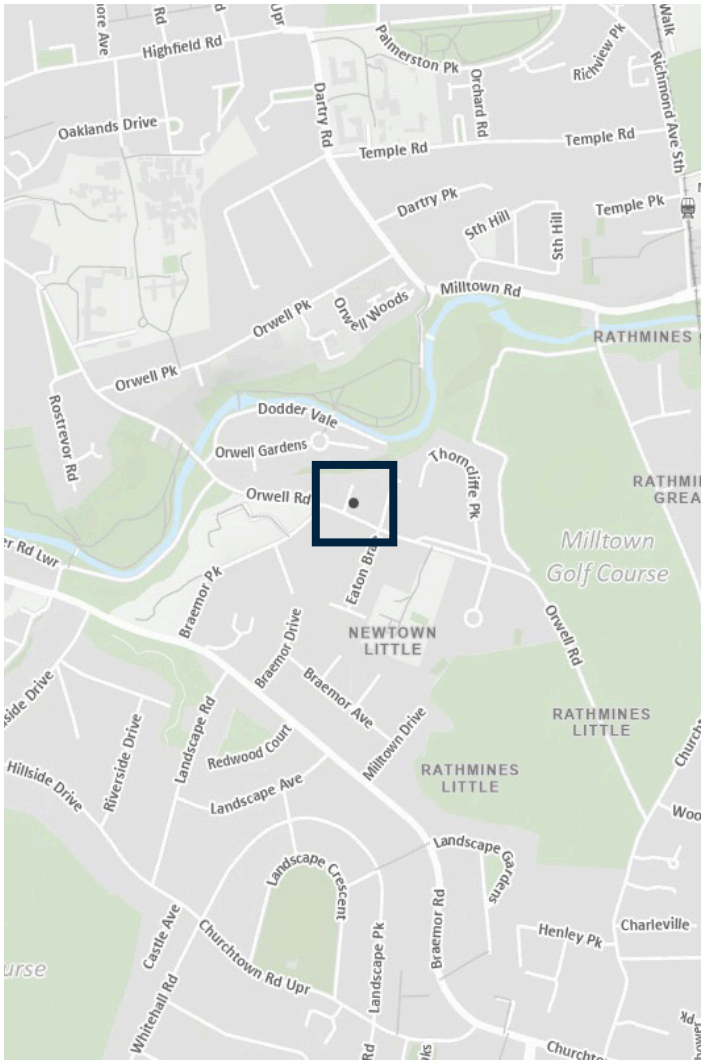
1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor

First Floor



Copyright © Tailte Éireann – Surveying
Licence No. CYAL50423539.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's INTERNATIONAL REALTY