

# 9 Sandyford Hall Court

Sandyford, Dublin 18



Excellent 4 Bed semi- detached Family Home





9 Sandyford Hall Court, Sandyford, Dublin 18 c. 1256 sq ft / 116.81 sq mt

## Description

Baxter Real Estate are delighted to bring this beautiful family home to the market. This well-presented home is in turn key condition ready for the new owners to hang their hat. Immediately evident is the low maintenance facade with a combination of Butterly brick and slate. No 9 is presented to a high standard of specification from the brush chrome door handles throughout to the recently revamped bathroom and kitchen.

Accommodation briefly comprises spacious entrance hall with panel doors leading to a bright spacious lounge, recently fitted cream shaker style kitchen fitted with high quality appliances and dining area. Located just off the kitchen the utility room boasts shaker style wall units ready to hide all those cleaning essentials. The guest wc has also been modernised to a high standard. Rising upstairs there are four spacious bedrooms with updated built in wardrobes in each, the master bedroom has a recently modernised ensuite complete with spacious corner rain shower. The landing also gives access to a large shelved hotpress and Stira stairs giving access to the attic which is suitable for conversion to a generous sized room. The rear garden is fully enclosed and is laid in lawn, decking and raised flower beds. There is the added benefit of a gated side access - a secure place for children to play. There is also off-street parking to the front of the property with lawn.

Sandyford Hall is located between Stepside and Sandyford Villages and just 5 minutes' walk to Glencairn Luas Station, where you can be in Dundrum in 15 minutes or City Centre in 30, thus your choice of pubs, restaurants or entertainment is virtually unlimited. The property also benefits from easy access to the M50. Sandyford Hall is convenient to many primary and secondary schools. There are a wealth of local amenities including Golf Clubs, driving ranges, Dundrum Town Centre, Leopardstown Race Course, Equestrian centres, Leopardstown Medical Centre and Dundrum and Cabinteely parks are also within easy reach. This family home must be seen to be appreciated.

## Features

- Excellently presented 4 bed 3 bath family home.
- Recently fitted kitchen with Neff gas hob and electric oven.
- Recently fitted and fully tiled en-suite and family bathroom.
- Newly installed wardrobes in bedrooms.
- Brush chrome door handles and electrical fittings throughout.
- Attic suitable for conversion to generous size room
- Selection of wall units in utility.
- Alarm
- Gas heating
- Double glazed windows throughout
- Enclosed rear garden - ideal for children
- Sunny South easterly aspect
- Off street parking.
- Only minutes from Glencairn luas stop.
- Easy access to M50 and a short drive to N11.
- Neighbourhood shops nearby.
- Large green area to front of estate.

## ACCOMMODATION

### HALLWAY C. 1.81 x 7.0

A welcoming entrance hall leading to living accommodation, guest wc and under-stairs storage.

### LOUNGE C. 5.73 x 7.59

A spacious lounge with built in tv unit with ample storage. The bay window and fireplace with open fire allows for cosy nights in. The double half glass doors lead to a spacious dining area..

### DINING AREA C.3.79 x 2.81

This family sized dining area is complimented by coving, ceiling rose, and double doors which open out to the rear garden allowing for extra space when entertaining.

### KITCHEN C. 2.59 x 5.33

A recently fitted cream shaker style kitchen complete with a range of wall and floor units to suit anyone's needs is enhanced by a Neff built-in oven and gas hob and complimented by the tiled floor and splash back.

### LANDING C. 1.40 xx 1.62

With spacious hotpress and Stira staircase to attic which is suitable for conversion to a generous sized room.

### BEDROOM 1 C. 3.25 x 2.23

Overlooking the front of the property this room is currently used as a home office with built in shelving, but would be ideal as a child's bedroom..

### BEDROOM 2 C. 3.08 x 4.25

A double room complete with newly fitted wardrobes and leading to a spacious en-suite making this the perfect master bedroom.

### ENSUITE

A recently upgraded en-suite with corner rain shower, wc and whb complete with tiled wall and floor.

### BEDROOM 3 C. 3.14 x 2.80

Overlooking the rear garden and complimented by the newly fitted wardrobes.

### BEDROOM 4 C. 3.35 x 2.83

Located to the rear of the property this room boasts newly fitted wardrobes.

### BATHROOM C.

A recently upgraded white suite with wc, whb and bath all complimented by a tiled floor and walls.



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