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Sunnyside,
Old Lucan Road, Dublin 20

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For Sale by Private Treaty

Description

Ganly Walters are delighted to present 'Sunnyside' to the market. This unique and delightful four bedroom detached family home was built pre 1850 and enlarged and modernised in 1989 by well known architect Brian O'Connell. It extends to approx. 220 sq.m (2373 sq.ft) on a plot of c.0.08ha (0.2 acre) behind cast iron electric gates.

The property has been meticulously maintained throughout and boasts light filled interiors with rooms of excellent proportions. The entrance hall of Sunnyside retains many original features such as the quarry tiled porch floor, wooden sash windows and panelled doors. In the hallway the specially commissioned stairs and bannisters in American oak echo the details of the magnificent "Frank Lloyd Wright" style leaded glass window on the return made by the renowned Abbey Studios. The ground floor consists of drawing room with feature glass double doors to the dining room, separate TV/sitting room, large kitchen/breakfast room, library, custom built sunroom, guest WC and utility room.

On the first floor level there are 4 double bedrooms, family bathroom, shower room, full bathroom ensuite and hot press. There are Stira stairs installed that lead to the floored attic.

Garden

There is ample parking to the side of the tarmac driveway. A wrought iron gate & fence separates the large gravelled parking area from the south west facing front and side gardens with mature trees and well-stocked flower beds which include a varied selection of stunning rose bushes. An original high stone wall marks the front boundary of the property. To the side and rear there is a decked and cobble locked patio area. A pretty slate roof garden shed provides ample storage.

Location

Sunnyside is situated within walking distance of The Kings Hospital Secondary School, Hermitage Clinic and the foot bridge to Liffey Valley Shopping Centre. Lucan Village is 4.6km away. Located in this popular residential suburb there is a wealth of shopping, amenities and recreational activities on your door step. These include The Hermitage Golf Club and the planned Avoca to open in the Spring of 2015. There is easy access to the N4 and M50 motorways and Dublin Airport is less than 20 minutes away. A quality bus corridor provides access to Dublin City Centre less than 11km away.

Ground Floor
Approximately 220 sq.m (2,373 sq.ft)

Entrance hallway	Front door set with stained glass detail, quarry-tiled flooring, sash window and impressive hallway with custom made banisters specially commissioned to match the design of the stained glass.
Guest Bathroom	WC and wash hand basin, with tiled floor.
Drawing room (5.4m x 3.98m)	A luxurious room with a square bay sash window, carpeted floor, an original French fireplace with open fire inset.
Dining room (3.92m x 3.22m)	Vaulted wood panelled ceiling, double glazed windows and French doors into the sunroom with "Amtico" wood effect flooring.
Library (3.3m x 2.8m)	Carpeted floor, sash window with stunning views of the rose garden and fitted library bookcase.
Kitchen/ Breakfast Room (4.4m x 7.21m)	Tiled floors, fitted units, "Much wenlock" solid fuel stove, Belling hob, NEFF oven & grill, NEFF dishwasher, integrated fridge freezer, intercom for electric gates, sink, sash window x2 with, "Amtico" marble tile effect. Patio doors to patio area.
TV/Sitting Room (4.25m x 3.92m)	Carpeted floor, spot lighting, fitted wooden units, double glazed windows.
Sunroom (4.95m x 2.89m)	Double glazed windows which overlook the wonderful gardens, with "Amtico" wood effect flooring. Patio doors onto a decking area.

First floor

Landing	Full view of feature stained glass window with black polished granite window seat.
Bedroom 1 (4.3m x 2.9m) "Blue Room"	Double room, carpeted floors, double glazed windows, fitted wardrobes.
Master Suite (4.31 x 3.87m) "Yellow Room"	Double room, carpeted floor, spot lighting, full slide wardrobe, walk in storage room, with separate full bathroom ensuite.
Ensuite	Bath, walk in shower, fully tiled, WC, wash hand basin and spot lighting. "Amtico" Flooring.
Bedroom 3 (3.19m x 4.38m) "Lilac Room"	Double room, carpeted floor, fitted wardrobes, double glazed windows, fitted book shelving.
Bedroom 4 (4.45m x 3.41m) "Pink Room"	Double room, carpeted floor, large original sash window, desk with fitted book shelving, fitted wardrobes.
Bathroom	Bath with fitted overhead shower, WC, wash hand basin, tiled walls and spot lighting.
Shower Room	Shower, WC, wash hand basin, tiled walls. "Amtico" Flooring.

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Features/Services
Wonderful period house
Excellent condition throughout
An abundance of amenities including schools, shops and restaurants nearby
Four bedroom detached residence
South west facing garden
Site of approximately c0.08ha(0.2 acre).
Oil Fire Central Heating
Group septic tank
Mains water
Slated garden shed

Viewing
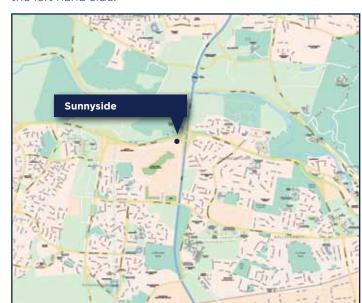By appointment only.

BER
Exempt (Protected Structure)

Directions
From M50:
Take Exit 7 onto N4 "Sligo". Take Liffey Valley exit. At first roundabout take 2nd exit. Go straight through next roundabout. Take 2nd exit at next roundabout. "Sunnyside" is located on the left hand side.

From City Centre:
From Heuston Train Station travel down N4. Take Liffey Valley exit. At first roundabout take 2nd exit. Go straight through next roundabout. Take 2nd exit at next roundabout. "Sunnyside" is located on the left hand side.

Sunroom
(4.95m x 2.89m)

Dining Room
(3.92m x 3.22m)

(3.3m x 2.8m)

Drawing Room
(5.4m x 3.98m)

Kitchen/
Breakfast Room
(4.4m x 7.21m)

Entrance
Hall

Tv/Sitting Room
(4.25m x 3.92m)

WC

Str.

Bedroom 4
"Pink Bedroom"
(4.45m x 3.41m)

Bedroom 3
"Lilac Bedroom"
(3.19m x 4.38m)

Ensuite

Master Bedroom
"Yellow Room"
(4.31m x 3.87m)

Bathroom

Landing

Shwr
Room

HP

Bedroom 1
"Blue Bedroom"
(4.3m x 2.9m)

Reception Room/ Living and Circulation Areas

Bathroom

Storage

Kitchen

Bedrooms

Sunnyside