



44 Oaklands Park

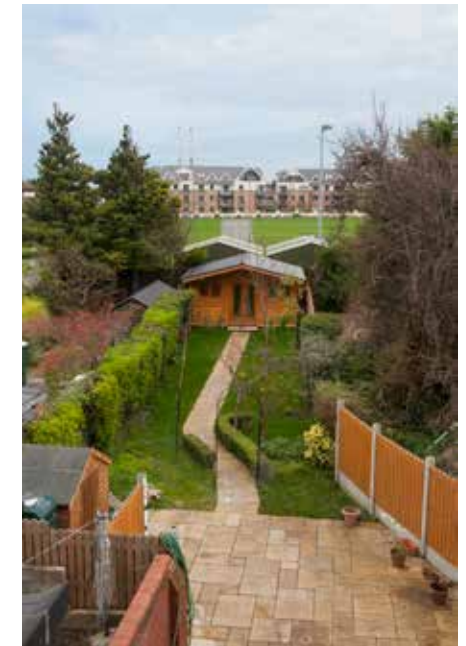
Sandymount
Dublin 4

For Sale by Private Treaty

BER D2

DOUGLAS NEWMAN GOOD
DNG

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44 Oaklands Park, Sandymount, Dublin 4

Douglas Newman Good are delighted to present No. 44 Oaklands Park, Sandymount, Dublin 4 to the market. This elegant, Edwardian, redbrick period property has been tastefully upgraded, extended and modernised by its current owners whilst still retaining its beautiful period features. Light filled and elegantly proportioned accommodation spans over three storeys and is deceptively spacious, boasts a wonderfully large, private and totally enclosed rear garden which has access to the YMCA cricket grounds.

Upon entering this lovely home it is apparent that this is a warm inviting home with wonderful character and charm, yet very family friendly and versatile. The double porch doors open into the beautiful hallway with original stained glass panelled hall door, period coving and cornicing, under-stairs storage, large reception room with marble fireplace. Bright and exceptionally spacious open plan kitchen/dining/family room with French doors opening on to the rear garden. Hall floor return hosts an extra large family bathroom and utility room. First floor hosts the master bedroom and another double bedroom, there is another double bedroom on the first floor return and shower room, the second floor has the attic room. The rear garden of 44 Oaklands Park is a real asset to any family as it spans circa 100 ft and is completely enclosed and private and lends itself well to family entertainment and alfresco dining. No. 44 is located near the top of a very quiet, traffic free enclave affording additional safety and privacy.

The desirability of this location cannot be overstated being ideally located between Ballsbridge and Sandymount, within walking distance of some of the Capital finest restaurants and eateries, elegant boutiques and excellent shopping and entertainment facilities. Sandymount strand is within walking distance and Dublin city centre is a mere 15 minutes walk away. The property is located within a stones throw of The Star of the Sea school.

Early viewing comes highly recommended and is advisable

FEATURES

- Edwardian, Strain built red brick period home
- Extended and modernised to exacting standards
- Spanning circa 2100 sq ft
- Large, private rear garden ideal for family entertainment
- Quiet, traffic free cul de sac location
- Beautiful period features
- Gas fired central heating

BER DETAILS

BER: D2

BER No. 105815336

Energy Performance Indicator: 242.88 kWh/m²/yr



ACCOMMODATION

Entrance hallway -

With original cornicing, coving and plasterwork, dado rail, radiator cabinet, solid wood flooring, under-stairs storage with water pressure pump installed.

Reception room 1 - 7.36m x 3.67m

(Originally two rooms) With original marble fireplace with tiled inset, picture rail, beautiful ornate plasterwork, ceiling roses x2, solid wood flooring, TV point, sash window

Kitchen - 6.41m x 2.94m

(Open plan) Light filled with Junkers solid wood flooring, extensively fitted (Hogan Kitchens) solid maple shaker style wall to floor units, one and a half stainless steel sink unit, plumbed for dish washer, marble worktops, Smeg 5 ring gas hob, double oven and warming plate. Integrated solid maple wall unit with drawers and storage. Side door, paved patio area, recessed lighting

Family/dining room - 4.57m x 4.87m

With velux windows (x3), solid wood flooring, double French doors opening on to the rear garden



Hall floor return -

Landing -

With recessed lighting

Utility area -

With fully tiled floor, plumbed for washing machine and dryer, new Worcester gas boiler

Family bathroom -

With fully tiled floor, partially tiled walls, w.c., wash hand basin, bath, double shower cubicle with fully tiled enclosure, fitted storage unit, recessed lighting

First floor -

Landing

Bedroom 1 - 3.64m x 3.02m

(Double to rear) Tongue and Groove flooring, original cast iron fireplace, dado rail

Bedroom 2 - 5.04m x 5.2m

(Master) Spanning the width of the house, sash windows (x3), Tongue and Groove flooring, dado rail, TV point, original cast iron fireplace. alarm panic button

First floor return -

Shower room - 3.62m x 2.99m

With fully tiled floor, fully tiled walls, w.c., wash hand basin, fully tiled shower cubicle with Dimplex powerscourt electric shower, velux window and side window

Bedroom 3 - 3.9m x 3.31m

(Double to rear) With extensively fitted wardrobes, pine panelled ceiling, velux window overlooking the rear garden. Original fireplace behind wall.

Second floor -

Landing with dado rail, access to small attic

Bedroom 4 - 5.2m x 3.32m

With extensively fitted wardrobes, eaves storage, velux window (x2), parquet wood flooring, part panelled walls, sash window, original cast iron fireplace

Rear garden -

With extensively paved Indian sandstone patio area and feature pathways, walled, railed and hedging affords complete privacy, outside water tap x 2. Large wooden office/playroom to rear with extensive power points, shelving, double doors leading on to YMCA cricket grounds. Lawned with a colourful variety of plant life and shrubbery, Barna shed

Viewing By appointment

Asking price: €1,200,000

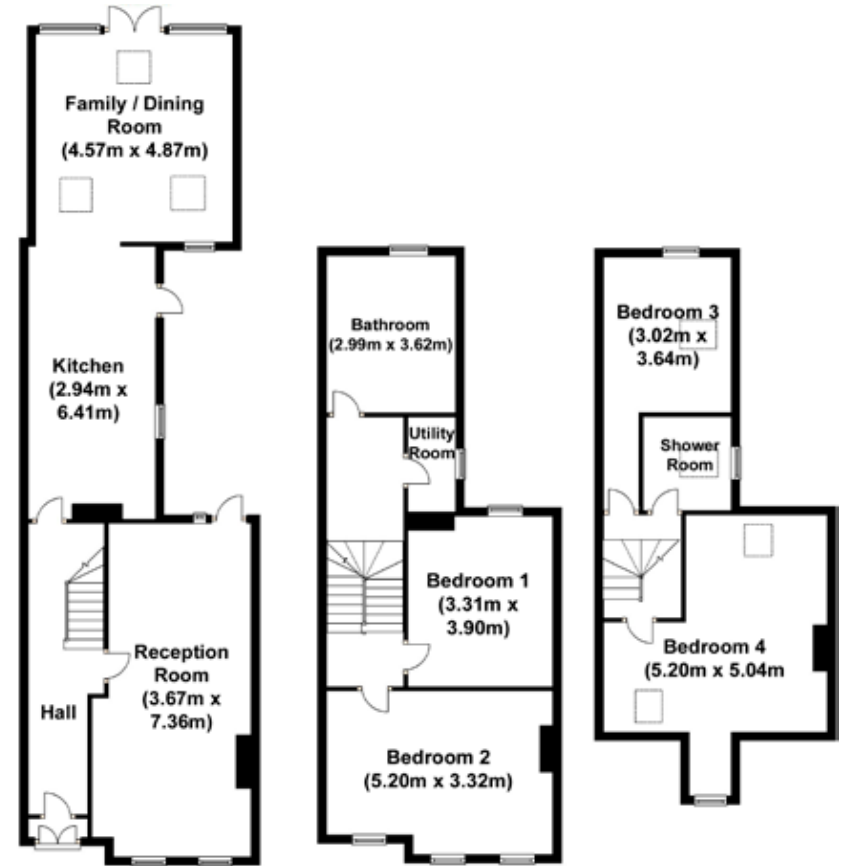
Negotiator Susan Slevin MIPAV Partner







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