



FOR SALE BY PRIVATE TREATY

149 Sandyford View, Sandyford, Dublin 18

This is a most amazing 3 bed 2 bath ground floor apartment with a unique feature of a wrap around paved patio on three sides, providing a unparalleled outdoor space for an apartment. The accommodation is excellently designed and well balanced with a very high standard of finish as are all apartments in this development, which is renowned for their practical layout and ease of management. Located in a semi rural setting yet not isolated this apartment offers the purchaser a home on the fringes of city life.

Accommodation comprises, hallway with store and hot press, living room, kitchen, three spacious bedrooms and a family bathroom. There is also a gas fired central heating, secure private patio with outdoor tap, double glazed windows, parking space and a barna shed.

It is excellently located in one of Sandyfords most desirable developments and combines a delightful rural aspect within easy commuting distance of the city. Its not often that a property of such generous family proportions comes on the market in a location with excellent schools nearby which include Benildus College, Wesley, Oatlands, Rosemount Girls Schools plus fine Primary schools such as St. Mary's, Naomh Olaf, Holy Trinity.

Viewing is the only way to appreciate what this property has to offer and is well worth an early inspection.



Ground Floor Accommodation:

Entrance Hall: 5.57m x 1.47m

It has a timber floor.

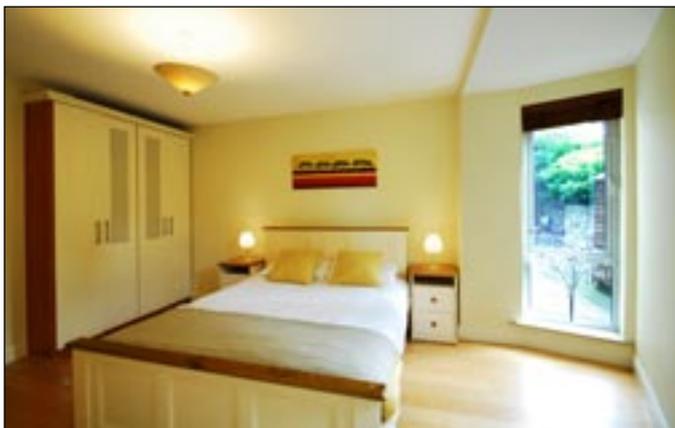
Living Room: 5.28m x 3.87m

A bright room with a timber floor and sliding double doors to the amazing patio which wraps around the apartment on three sides.

Kitchen

Breakfast Room: 4.16m x 3.06m

Modern kitchen with some integrated appliances, ample wall/floor units, a tiled floor and a breakfast area.



Accommodation Continued:

Bedroom 1: 4.80m_(Max) x 3.23m

A double bedroom with a built in wardrobe, feature window recess, a timber floor and a large en-suite.

Bedroom 2: 4.74m x 2.66m

Double bedroom with a built in wardrobe and sliding glass doors to the patio.

Bedroom 3: 3.70m x 2.08m

Single bedroom with a built-in wardrobe and a timber floor.

Bathroom: 2.28m x 1.70m

Walls and floor are fully tiled, a bath/shower, w.h.b. & w.c.

Hot Press:

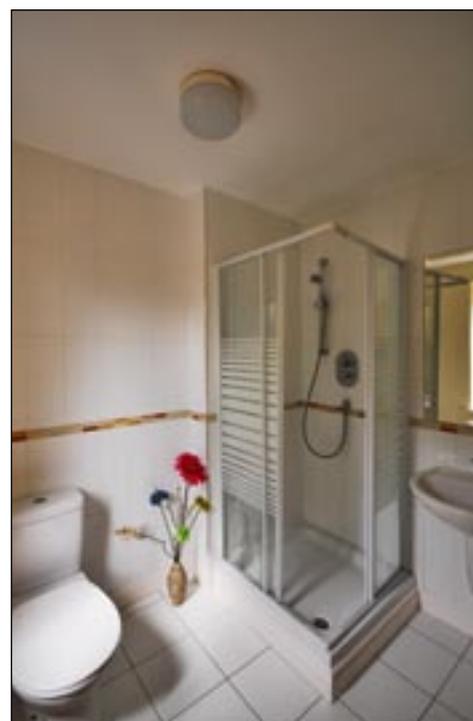
Store:

Floor Area: Approx. 94.105 m² (1,012 ft²)

Patio Area: Approx. 135.00 m² (1,453 ft²)

Outside:

An amazing feature of this apartment is its paved wrap around patio which has a planting area and is bounded by wrought iron fencing and mature shrubbery providing excellent privacy, there is also an external Barna shed.





Estate Agents

Commercial Surveyors

Valuation Surveyors

Baxter Real Estate
1 Jardin House
Sandyford Village
Dublin 18

Tel: + 353 (01) 544 1607

Fax: +353 (01) 295 9547

www.baxter.ie

CONTACT:

Damien Baxter

MSCSI MRICS

VIEWING:

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