



# 60 Sandyford Downs

Sandyford Village, Dublin 18

Extended 4 Bed Semi Detached





## 60 Sandyford Downs, Sandyford Village, Dublin 18      Floor area c.140sqm(1506sqft) Attic.15.47sqm(166sqft)

Welcome to 60 Sandyford Downs situated in this tranquil and highly sought after setting, this Sorohan four bed extended family home has been well planned for easy living with the internal layout being of most practical design with every inch of available space being fully utilised and is set in an unrivalled location only minutes' drive from a host of amenities including a LUAS station only 15 minutes' walk away. Sandyford downs boasts a mature leafy setting and offers the convenience of modern day living. This bright and spacious property extends to approx.140sqm. A filter tap with instant hot water in the kitchen and solar panels on the south facing roof ensures continuous hot water all day long.

Accommodation briefly comprises spacious hallway with tiled floor, enclosed under-stairs storage, guest w.c., and cloakroom. Lounge with tongued and grooved flooring, built in storage units, solid fuel burner and beveled glass doors to the Den/playroom complete with tongued and grooved flooring, built in storage unit and frosted glass doors to kitchen area. The fully fitted kitchen comes with integrated appliances and an array of storage options. The utility room off the kitchen area makes light work of any laundry day and comes complete plumbed for washing machines and sink as well as ample storage area. The family room which is housed in the bright airy south facing extension is enhanced by the exposed beams and recessed lighting the double doors which open out onto the south facing rear garden make this the ideal room for entertaining.

Rising upstairs we are presented with four bedrooms all of which have tongued and grooved flooring, the master bedroom has a spacious ensuite with double shower, and anti fog mirrors. The bathroom is fully tiled with chrome towel rail, anti fog mirrors and recessed lighting. A further staircase leads to an attic room measuring c. 15.47sq mtrs.

Outside the south facing rear garden is laid in decking and lawn and bordered by block brick walls. to the front there is a cobble-locked driveway, with lawn and a selection of trees and shrubs It's not often the opportunity arises to acquire a home in this highly desirable location and inspection is highly recommended.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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### Accommodation:

**Hallway 5.42m x 1.97m** Entering via a recently fitted composite door the hallway is bright and spacious boasting attractive tiled flooring, radiator cover, fitted understairs storage units, Guest wc, and cloakroom.

**Guest WC** Complete with tiled floor and recessed lighting and complimented by the waist level wood paneling.

**Lounge 4.01m x 5.11m** This bright and spacious room is the perfect room to relax and unwind on chilly evenings with its solid fuel burner. The room is further complimented by the beautiful built in units either side of the fireplace an ideal place for those books, cds, or treasured photos. tongued and grooved flooring, coving, radiator cover, and double beveled glass doors to the Den/playroom further enhance this room.

**Den/playroom 3.626m x 3.047m** Ideally located off the lounge and kitchen this room would make an ideal play room or home office and comes complete with built in unit perfect for storing toys or box files. tongued and grooved flooring, coving, radiator cover and frosted glass doors to the kitchen and extension further add to the privacy of this room.

**Kitchen 4.01m x 2.93m** Cream and walnut Shaker style kitchen with integrated appliances, recently fitted kitchen complete with extra storage, and instant hot water filter tap. The kitchen also boasts tiled flooring and a breakfast bar perfect for those coffee mornings.

**Family Room 4.71m x 5.32m** Located in the extension which was built in 2011 this room is clearly the family favorite with its exposed beams, four skylights allowing for the south facing sun to brighten the room all day long. The double doors open out to the rear garden allowing for easy entertaining. The tiled floor is continued in here to allow for easy maintenance.

**Utility Room 2.69m x 1.58m** Located in the extension this utility room is plumbed for washing machine and boasts ample storage and sink with tiled flooring

**Landing** Rising upstairs via a carpeted staircase there are four bedrooms a family bathroom and hot-press.

**Bedroom 1 2.85m x 2.71m** Located to the rear to the house and overlooking the rear garden this room has tongued and grooved flooring and radiator cover this room would be an ideal child's bedroom.

**Bedroom 2 2.68m x 3.97m** Overlooking the rear garden this room boasts tongued and grooved flooring, extensive built in wardrobes, and fully fitted and tiled shower room en-suite **En-suite 1.49m x 2.28m** Fully tiled shower room with walnut effect under-sink cabinet, built in shelving, anti-fog mirrors, chrome towel rail and rain shower. An ideal place to wash the cobwebs away.

**Bedroom 3 2.93m x 4.12m** Overlooking the front of the house this double room boasts tongued and grooved flooring, built in wardrobes and radiator cover.

**Bedroom 4 2.77m x 2.72m** Overlooking the front garden this room has tongued and grooved flooring and radiator cover.

**Family Bathroom 1.66m x 2.09m** Well-presented family bathroom complete with tiled floor and walls, chrome towel rail, anti fog mirrors, built in shelving, and recessed lighting, the perfect place to soak away the day's stresses.

**Attic Room 4.01m x 3.859m** Accessed via another staircase from the landing this room allows for easy access to the eaves storage, and measures c.15.49sqmtrs





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