



19 Ferncarrig Rise, Sandyford, Dublin 18, D18 T9F3

106 sq. m / 1,144 sq. ft.

DOUGLAS NEWMAN GOOD

**DNG**

# 19 Ferncarrig Rise, Sandyford, Dublin 18, D18 T9F3

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If you are looking for a home in walk in condition and located in one of Sandyford's most exclusive developments then look no further than 19 Ferncarrig Rise.

Positioned in this almost traffic free cul de sac location is where you will find hidden this beautifully extended three bed semi-detached family home.

Walking into this home you will be immediately struck by a lovely sense of space and light with excellent proportions throughout. The house is imaginatively extended to incorporate a fantastic light filled kitchen / dining / family area.

This home has been lovingly maintained by its current owners and offers the discerning purchaser approx. 106 sq. m / 1,144 sq. ft. of spacious accommodation throughout. Downstairs accommodation comprises of entrance hall, living room with box bay window to the front, extended kitchen / dining / family room and utility room off. Upstairs accommodation comprises of two double bedrooms, the master of which is en suite and a generous sized third bedroom. A family bathroom completes the accommodation at this level.

Floor to ceiling height sliding glass doors open out to the private westerly orientated rear garden. The garden is fully enclosed and is very well laid out with lawn and an attractive paved area ideal for sitting out and enjoying the evening sun. There is the added benefit of a wide gated side entrance - a secure place for children to play. To the front it is laid out in decorative stone with off street parking.

Fernleigh as a place to live just couldn't be better. The location of this small friendly development is excellent as Fernleigh is highly sought after and a firm favourite with young couples and families alike. Older children will enjoy the generous green space to play around in while dog owners won't be short of walking options.

You are an eight minute walk to the LUAS in Glencairn and minutes' drive from the M50. Making day to day life easy are a Centra, pharmacy, and Costa Coffee shop and a selection of Crèches all within a five minute walk. Dundrum Town Centre is within a 10 minute drive and Sandyford Business District is within a 5 minute drive from the property.

There are a wealth of local amenities including generous golf clubs, driving ranges, Leopardstown race course and equestrian centres all located close by.

There is a wide selection of highly regarded local primary and secondary schools in the area to include St Mary's Sandyford and Wesley College to select but a few.

Early viewing is recommended - You won't want to miss this one.

BER: D1    BER No. 109508176    Energy Performance Indicator: 256.81 kWh/m<sup>2</sup>/yr

## Features

- Beautifully extended three bed semi-detached family home.
- Excellent condition throughout
- Highly sought after exclusive development
- Private Cul de sac location
- Westerly orientation to the rear
- Full enclosed Private rear garden
- Wide gated side entrance
- Private parking
- Gas Fired Central Heating
- Double glazed windows throughout.
- 8 minutes' walk to the LUAS
- Minutes' drive to the M50
- Wealth of local amenities nearby.

## Accommodation

**Entrance Hall:** 5.21 x 1.14 Light filled entrance with alarm panel. Semi solid wood flooring & recessed lighting

**Living Room:** 4.05 x 3.94 Double doors gives access to living room. Located to the front with semi solid wood flooring, open fireplace, box bay window and recessed lighting.

**Kitchen / Dining Room:** 5.19 x 3.97 With semi solid wood flooring, cream wall and floor units, integrated dishwasher, oven, whirlpool hob & Silverline extractor fan. Integrated fridge freezer, wood counter top, stainless steel sink unit, recessed lighting, Velux windows and floor to ceiling height sliding glass doors to rear garden.

**Family Room:** 5.19 x 3.31 Large spacious room with semi solid wood flooring and recessed lighting. Utility off.

**Utility:** Plumbed for Zanussi washer / dryer.

**Landing:** 3.25 x 2.88 Large spacious landing with hot press and stairs access to partly floored attic.

**Master Bedroom:** 4.77 x 2.74 Large double room to the front with built in wardrobes & en suite

**En suite:** 1.90 x 1.42 With w/c, wash hand basin, electric shower and tiled splashback.

**Bed 2:** 3.41 x 2.42 Double room overlooking rear garden and fitted wardrobes.

**Bed 3:** 2.75 x 2.43 Generous sized bedroom to the rear.

**Family Bathroom:** 2.02 x 1.91 With tiled floor, bath, w/c, wash hand basin, Mira Elite shower, Tiled splashback and heated towel rail

**Rear Garden:** Floor to ceiling height sliding glass doors leads you to the westerly orientated rear garden. The garden is very private and enclosed and is laid out in lawn and an attractive paved area. To the front it is laid out in decorative stone with off street parking.

**View By Appointment**

**Asking Price: €495,000**









## DNG Stillorgan

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## Negotiator:

Louise Kennedy 086 0272375  
PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).



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