



21 Serpentine Avenue, Sandymount, Dublin 4, D04 VY04

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER B3









# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this uniquely attractive and elegant mid-terraced family residence, situated in the heart of Dublin 4.

No. 21 Serpentine Avenue is a particularly attractive and deceptively spacious mid-terrace townhouse, quietly nestled along Serpentine Avenue behind wrought iron railings, extending to approx. 176 sq m / 1,894 sq ft. of elegant and tastefully presented accommodation. This ensures that the purchaser of this fine home will be acquiring a residence within a moment's stroll of Ballsbridge and Sandymount Villages, coupled with a south facing rear garden.

Enjoying an enviable location, the property benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance. Just some of the amenities include the excellent boutiques, shops and restaurants in Sandymount & Ballsbridge Villages, R.D.S., Lansdowne Road (Aviva) stadium and Sandymount Dart Station. Many of the city's principle schools are also close by including Star of the Sea (boys), Lakelands (girls) and St. Matthew's (mixed) primary schools as are many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T. hub. The property also benefits from being within 15 minutes' drive of Dublin Airport via the Port Tunnel.

Viewing is essential and highly recommended.

## SPECIAL FEATURES

- » Stunning period residence
- » On street parking (subject to Dublin City Council approval)
- » Fully alarmed
- » Visual Intercom system.
- » Fully wired for surround sound.
- » Double glazed sash windows.
- » BER: B3
- » South facing walled and paved rear garden with outdoor lighting.
- » Approx. 176 sq m / 1,894 sq ft
- » Within walking distance of Ballsbridge & Sandymount Villages and all their amenities including Aviva Stadium, RDS and numerous shops, boutiques and restaurants.

## ACCOMMODATION

### ENTRANCE HALL

1.844m (6'04") x 8.759m(28'84")

Features solid oak floors, eye-catching fan light over hall door, alarm pad, radiator cover, picture rail, ornate cornicing, centre rose and guest w.c.

### GUEST W.C.

Incorporating w.c., w.h.b and tiled flooring.

### DRAWING ROOM

4.843m(15'88") x 4.227m(14'01")

Spacious drawing room with solid oak flooring, featuring White marble fireplace with gas fired inset, radiator cabinet, picture rail, ornate ceiling coving and double doors leading to :-

### DINING ROOM

4.54m(14'90") x 4.186m(13'71")

Featuring white marble fireplace with gas inset, solid oak flooring, radiator cover and ornate ceiling with centre rose.

### KITCHEN/ BREAKFAST ROOM

4.659m(15'26") x 3.641m(11'94")

Spacious kitchen/breakfast room with feature marble floor, wall and base Siematic cupboards with marble worktops, Küppersbusch oven, microwave and ceramic hob, stainless steel extractor fan and stainless steel fridge freezer with water dispenser, twin bowel sink unit and double doors leading to rear gardens.

### FIRST FLOOR RETURN

Ornate stained glass window.

### BEDROOM 1

3.623m(11'88") x 5.258m(17'22")

Spacious double bedroom with carpet flooring, radiator cover, separate dressing room and ensuite bathroom.

### DRESSING ROOM

Rails and shelving

### ENSUITE

1.754m(5'71") x 3.692m(12'11")

Incorporating w.c., pedestal w.h.b., Duravit bath, large shower and heated towel rail. Marble tiled floor and walls.

### FIRST FLOOR

### BEDROOM 2

4.540m(14'90") x 4.231m(13'88")

Rear aspect double bedroom with built-in wardrobes and ensuite.

### ENSUITE

1.754m(5'71") x 1.958m(6'40")

Fully tiled with marble tiling and incorporating w.c., pedestal w.h.b. and large shower.

### MASTER BEDROOM

4.897m(16'04") x 4.262m(15'16")

Large double bedroom with two feature windows overlooking the front garden with built-in wardrobes and ensuite.

### ENSUITE

1.625m(5'31") x 2.074m(6'79")

Incorporating w.c., w.h.b., large shower, heated towel rail and featuring marble tiled floor and walls.















## OUTSIDE

### Front Garden

Bordered by cast iron railings and Buxus hedging and shrubs. Features washed pebbles and paved path to hall door.

### Rear Garden

South east facing, 'L' shaped, walled rear garden with Indian Sandstone paving and outdoor lighting.

## BER DETAILS

BER: B3

BER Number: 100802172

Energy Performance Indicator: 148.55 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Travelling from City Centre through Ballsbridge take a left turn at AIB Bank Centre onto Serpentine Avenue. No. 21 is on the right hand side, as indicated by Hunters Estate Agent sign.

## VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



## FLOORPLANS

Not to Scale. For Identification Purposes

# HUNTERS

## ESTATE AGENT

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