



49 Sandymount Road, Sandymount, Dublin 4

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C2



For Sale by Private Treaty

Hunters Estate Agent is proud to present to the market this very elegant residence nestled in the heart of Sandymount.

49 Sandymount Road is a very fine four-bedroom family home that provides balanced light filled interiors coupled with feature high ceilings and distinctive period features. The graceful proportions extend to c. 299 sq.m./3,218 sq.ft. and provide all that a discerning purchaser requires in this desirable location. The exacting standards and proportions are further complimented by an extensive south west facing rear garden, richly stocked with specimen trees and shrubs and enjoying immense privacy.

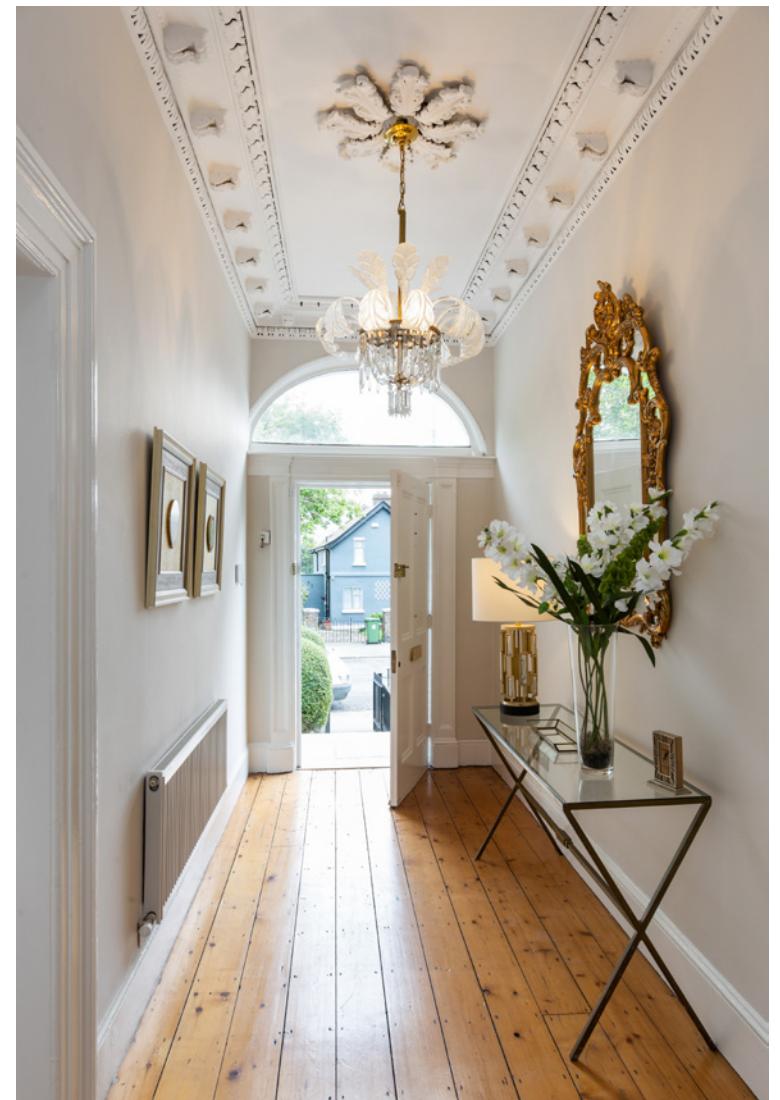
Accommodation comprises of an entrance hallway, two interconnecting reception rooms with a staircase from the dining room to a spacious light filled kitchen breakfast room at garden level, utility room, guest W.C. study and family room. There are double bedrooms located on each return with a further two ensuite bedrooms at first floor level.

The property enjoys one of Dublin's most convenient and popular locations, having all of Sandymount's many amenities within walking distance. Sandymount Village and Ballsbridge are within close proximity and offer a vast array of coffee shops, restaurants, bars and boutiques. Some of Dublin's premier schools including St. Michael's, Muckross Park, Teresians and Blackrock College, to name but a few, are all easily accessible. Public transport is well catered for with Lansdowne Road DART station only a short stroll away as well as multiple bus routes.

Sandymount Road is also just a short distance from some of Dublin's principal places of business such as Fitzwilliam Square, Merrion Square, Baggot Street, Leeson Street and the IT Hub at Grand Canal Dock. Numerous sports grounds are also close by including the RDS and Lansdowne Lawn Tennis Club, while The Aviva Stadium and Lansdowne Football Club are both within striking distance.

SPECIAL FEATURES

- » Period residence presented in excellent order and tastefully appointed throughout
- » Light filled interiors extending to c. 3,218 sq ft / 299 sq m
- » Period features throughout
- » Solid wooden floors
- » Feature high ceilings
- » Four double bedrooms
- » Gracious reception rooms
- » Gas fired central heating
- » Off street parking
- » Richly stocked south west facing rear garden
- » Located in the heart of Sandymount village
- » Fully alarmed



ACCOMMODATION

ENTRANCE HALLWAY

1.78m x 9.25m (5'10" x 30'4")

With fanlight, ornate cornicing, rose centrepiece, varnished wooden floors and decorative light fitting. Door to:-

DRAWING ROOM

4.75m x 4.62m (15'7" x 15'1")

Feature cornicing, rose centrepiece, marble fireplace with coal effect gas fire insert. Polished wooden floors. Double doors interconnecting to:-

DINING ROOM

4.75m x 4.62m (15'7" x 15'2")

Feature cornicing, rose centrepiece, marble fireplace with coal effect gas fire insert. Polished wooden floors. Picture window to rear and staircase to kitchen / breakfast room.

RETURN

Velux window.

BATHROOM

1.73m x 2.21m (5'8" x 7'3")

Bath with shower mixer attachment, W.C and wash hand basin with tiled splashback. Polished wooden floors.

BEDROOM 3

3.15m x 4.60m (10'4" x 15'1")

Rear aspect with fitted wardrobes. Recessed ceiling lights and polished wooden floors.

FIRST FLOOR

Landing with Velux window. Audio intercom.

BEDROOM 2

4.34m x 4.72m (14'3" x 15'6")

Rear aspect. Fitted wardrobes, cornicing, recessed ceiling lights and polished wooden floors.

MASTER SUITE

BEDROOM

5.21m x 4.62m (17'1" x 15'2")

Front aspect. Polished wooden floor and cornicing. Superb range of fitted wardrobes.

WC

1.40m x 1.98m (4'7" x 6'6")

White suite with wash hand basin, tiled splashback, heated towel rail and W.C. Polished wooden floor.

SHOWER ROOM

1.37m x 2.46m (4'6" x 8'1")

Shower cubicle, heated towel rail and tiled splash back. Polished wooden floor.

FIRST FLOOR RETURN

BEDROOM 4

3.12m x 6.71m (10'3" x 22'0")

Rear aspect. Polished wooden floors. Fitted wardrobes. Recessed ceiling lights.

ENSUITE

1.57m x 2.44m (5'2" x 8'0")

WC, wash hand basin, shower cubicle, tiled splash back and heated towel rail. Polished wooden floor.

GARDEN LEVEL

SIDE ENTRANCE DOOR AND INNER HALLWAY

Under stairs storage.

LIVING ROOM (TV ROOM)

6.50m x 4.50m (21'4" x 14'9")

Tiled floor and recessed ceiling lights. Feature granite fireplace with solid fuel stove inset. Decorative ceiling coving.

STUDY

4.45m x 4.50m (14'7" x 14'9")

With fitted shelving and library units. Recessed ceiling lights and oak floors. Gas fire feature. Picture window overlooking the inner courtyard.

KITCHEN / BREAKFAST ROOM

6.02m x 8.00m (19'9" x 26'2")

Modern fitted kitchen with large island unit and granite worktops. Quality appliances to include a 6 ring Britannia gas oven and hob with Gaggenau extractor fan, Powerpoint dishwasher, double Gaggenau oven and free-standing Samsung American style fridge / freezer, Viking Professional wine cooler and integrated coffee machine. Floor to ceiling windows and sliding doors overlooking rear garden and Velux windows provide an abundance of natural light. Tiled floor. Staircase to the dining room.

UTILITY ROOM

2.24m x 1.57m (7'4" x 5'2")

With fitted wall and base units, Zanussi washing machine and Zanussi tumble dryer.

GUEST WC

1.85m x 1.57m (6'1" x 5'2")

WC, wash hand basin, shower cubicle and heated towel rail.







REAR GARDEN

7.42m x 27.38m(24'4" x 89'10")

Extensive south west facing rear garden enjoying immense privacy which is predominantly laid in lawn with an array of trees, flowering beds and mature shrubs. Indian sandstone paved patio areas and outdoor lighting. Barna shed to the rear.

FRONT GARDEN

Paved driveway with off street parking bordered with cast iron railing and block wall on one side. Granite steps to hall door.

BER DETAILS

BER: C2

BER number: 108690272

Energy rating: 180.96

DIRECTIONS

Travelling from Star of the Sea Church towards Sandymount village, number 49 Sandymount Road is located on the right hand as indicated by the Hunters sale board.

VIEWING

Strictly by appointment through Hunters Estate Agent City on 01 6680008 or email: city@huntersestateagent.ie



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