



4 Seafort Gardens, Sandymount, Dublin 4, D04 ET32 





For Sale by Private Treaty

Situated in the heart of Sandymount Village, this well presented semi-detached house commands a prominent position on the corner of Seafort Gardens and fronting on to Sandymount Road. This property offers a new owner potential to renovate and extend the current home, or also the option for potential development on the large garden area to rear (subject to planning permission).

This lovely family home could be ideal for someone looking to put their unique stamp in a prime Dublin 4 location. The accommodation layout includes entrance hall, sitting room, living room to front, kitchen, under stairs storage room and WC. Upstairs there are 2 large double bedrooms, hot press/storage and main bathroom.

Enjoying an enviable location in Sandymount village which is one of south Dublin's most sought after locations, located 4km from St Stephens Green and beside Sandymount Strand and beach. A thriving village community with an upmarket selection of shops, restaurants, boutiques and supermarkets are all within a 2 minute walk from the property.

The villages of Ballsbridge and Donnybrook are also nearby. Close proximity to Dublin's premier secondary and primary schools including Merrion College, St. Michael's College, Blackrock College, St. Andrew's, Muckcross Park College, St. Conleth's College and Star of the Sea National School. Sandymount is highly accessible, first class transport links include Sydney Parade DART Station (10 minute walk) and Landsdowne DART Station (5 minute walk). Sandymount Village is serviced by a regular Dublin Bus service, No. 1, No. 18 and No. 47 which goes by LUAS green line and with links to the Merrion Road and UCD. The property is located within walking distance to the Aviva Stadium, 3Arena, St. Vincent's Hospital, the RDS, The Sandymount Hotel and the IFSC Business District.



Features Include

- Prime corner site fronting onto Sandymount Road and Seafort Gardens
- Off street parking for two cars at rear of the property and permit free street parking on Seafort Gardens
- Large garden area ideal for future extension or possible new build (subject to planning permission)
- Bright living accommodation c.87 Sq.M
- Staircase with vertical double height window feature
- Double glazing windows throughout whole house
- Gas fired central heating with recently serviced furnace
- Original fireplace with open fire in living room
- Close access to Sandymount Village and beach
- Upmarket area close to city centre (25 minute walk)

Accommodation

- Reception Hallway:** 3.30m x 2.20m Bright entrance hall with stairs. Feature window to front, wooden floor and doors to living room, dining room/kitchen and guest WC., under stairs storage.
- Living Room:** 4.55m x 3.38m Large living room, fireplace with open fire feature. Wired for cable and wifi.
- Guest WC:** 1.53m x .81m Guest toilet off hallway, fully tiled.
- Kitchen:** 2.54m x 1.44m Galley kitchen to rear with worktop, sink, washing machine and free standing cooker.
- Dining Room / Family Room:** 4.40m x 3.80m Dining room area. Wired for cable and wifi.

Accommodation - UPSTAIRS

- Landing area:** 4.20m x 1.65m Bright landing area with storage area and vertical feature window on stairwell bringing natural light to ground floor and landing.
- Bedroom 1:** 4.54m x 3.37m Large bedroom with hot press.
- Bedroom 2:** 3.80m x 2.88m Bedroom to rear aspect.
- Bathroom:** 2.73m x 1.42m Modernised bathroom with white suite to include bath with shower over, wc. and whb.
- Outside:** Easily managed rear garden with gravelled feature and double gate access with space for off street parking for two cars. Lovely sunny lawned landscaped garden to front with pedestrian gate access. Feature wrought iron railing detail on boundary walls. On street permit free parking.

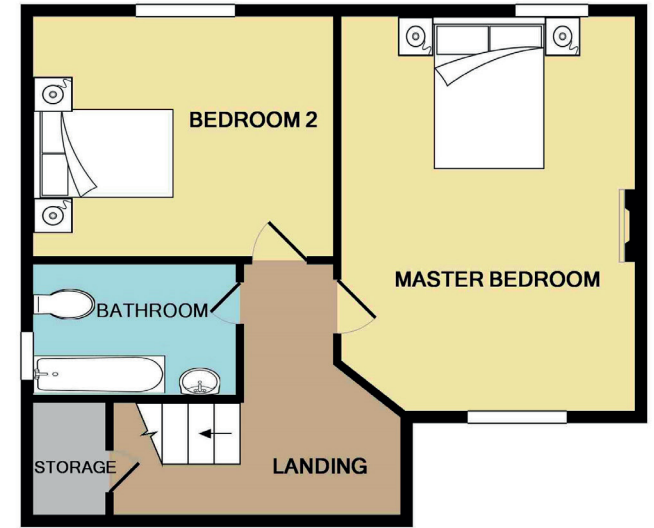
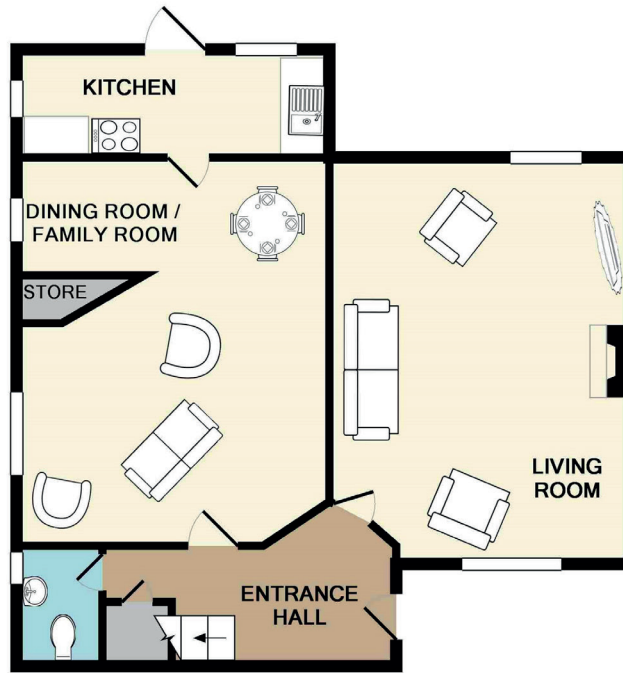
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Viewing: By prior appointment

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