



## 4 Sandyford Hall Walk

Sandyford, Dublin 18 D18 P7R8

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## For Sale by Private Treaty

This is a most appealing and very attractive large four bedroom, four bathroom with attic semi detached family home set out in a private cul de sac location within this prime upmarket development. The en-tire is set out with a fresh, bright interior; it enjoys an excellent location within Sandyford Hall beside an open green area and with a well maintained south westerly newly landscaped garden to rear and off street parking to front. This lovely well designed modern family home extends to 152 Sq. M/1,636 sq. ft

The accommodation includes on ground floor, entrance hall, living room leading to a large open plan kitchen and dining area, conservatory at rear, utility room, wc off hallway. Upstairs on first floor there are four bedrooms, master bedroom ensuite and main bathroom. There is a stairs to a converted attic room with modern ensuite and window overlooking rear. There is a large landscaped rear garden and storage shed.

Sandyford Hall is an established upmarket residential location built in the 1990s which is superbly located between Stepside and Sandyford villages with neighbourhood retail and service outlets nearby and a stroll away from the Glencairn LUAS stop. Leopardstown Shopping Centre with Dunnes Stores is a short distance away and Stepside, Sandyford Villages and The Park Retail Park in Carrickmines are easily accessible together with an excellent choice of local schools, churches; Dundrum Town Centre and village with it's choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is on the doorstep and Sandyford and Stillorgan Business Parks, Central Park, Beacon Hospital, Beacon South Quarter and Clayton Hotel are all conveniently located.

The area is renowned amongst families for Equestrian, Golfing, hillwalking and cycling and is easily accessible to Sandyford, Stepside villages, Leopardstown Shopping Centre, Carrickmines Retail Park and Dundrum Town Centre with their selection of retail and service

outlets and major retail stores, cinema, theatre, restaurants and bars. The LUAS and M50 as well as Dundrum and the Sandyford business region are all nearby.

## Features at a glance

- Large four bedroom semi detached house with open plan kitchen and (c. 152sq.m/1,636 sq.ft overall) 129 sq. m plus attic store room 23 sq.m (used as fifth bedroom)
- Bright open plan kitchen and dining area with conservatory creating a bright space overlooking garden
- Modern neutral colour schemes throughout
- Fitted kitchen appliances namely oven, hob, extractor fan, dishwasher are included in the sale
- Separate Utility room off kitchen
- Gas Fired Radiators with recently fitted boiler system
- Digital Security Alarm
- Off- Street Parking
- Recently designed and refurbished beautiful rear garden with feature granite paving, and cobblelock forecourt to front
- Secure side gate to side for access to rear garden
- Presented in walk in condition throughout
- Prime sought after upmarket family area
- Close to the LUAS, M50 and a wealth of local amenities

## Accommodation

**Entrance Porch:** additional weathertight UPVC entrance porch with sliding door feature

**Reception Hallway:** 4.83m x .93m, with hardwood panelled entrance door, wooden floors, digital burglar alarm panel, understairs storage, ceiling coving, pendant lighting.

**Living Room:** 6.46m x 3.62m, with feature modern designed newly fitted fireplace with electric remote control fire, wooden flooring, bay window overlooking front garden aspect,

ceiling coving, double doors to open-plan dining room/kitchen.

**Dining Room:** 3.78m x 2.68m, set out in open plan to kitchen with wooden flooring and double doors opening to conservatory

**Kitchen:** 6.20m x 2.70m overall, with tiled floor and an extensive range of built-in units and presses, built-in oven and hob, with stainless steel extractor fan, free standing dishwasher, fridge freezer, stainless steel sink unit, window to side and rear, recessed lighting.

**Conservatory:** 3.52m x 2.54m large bright conservatory overlooking garden and patio area with glass panelled conservatory roof and and windows, French doors opening to rear garden, pendant lighting, range of built in shelving units.

**Utility Room:** 1.88m x 1.51m with a range of built in countertop and under counter washing machine and dryer, fitted boiler (upgraded 3-4 years ago giving a higher energy efficiency).

**Guest WC:** understairs there is a guest wc with wc & whb and window to side

## ON FIRST FLOOR THERE ARE FOUR BEDROOMS:

**Master Bedroom:** 4.17m x 3.29m, (Front) with newly fitted carpet floors, built-in wardrobes, large window overlooking front aspect, door to ensuite

**Ensuite:** 1.80m x 1.50m with fully tiled walls and floor, corner shower, wc & whb

**Bedroom 2:** 3.98m x 2.77m, with newly fitted carpet flooring and built-in wardrobes and window overlooking rear garden aspect

**Bedroom 3:** 2.70m x 2.65m with newly fitted carpet floor and window overlooking rear garden aspect

**Bedroom 4:** 2.50m x 2.19m with newly

fitted carpet floor, raised bed with storage and window to front aspect

**Bathroom:** large bathroom with white suite comprising bath, wash hand basin, wc, ceramic tiled walls and floor, window to side aspect

## Shelved Hotpress with immersion

**Attic:** 5.06m x 3.74m stairs to Attic Store Room (used as bedroom)

Attic room converted to a very generously sized open plan space and currently in use as a bedroom and also with an ensuite bathroom. Additional wardrobe storage and access to eaves storage. Window overlooking rear aspect

**Attic ensuite:** 2.40m x 1.70m fully tiled ensuite with wc, whb and instant electric shower

**Outside:** To the front, landscaped cobblelock forecourt with attractive design with shrubbery and ample off street parking area. Gated side access to rear garden through side passage area leading to large sunny rear garden which is has been recently entirely landscaped with paving, side walls for raised shrubbery and with a garden shed and feature sun trap patio area which enjoys a high degree of privacy.

Viewing by appointment.







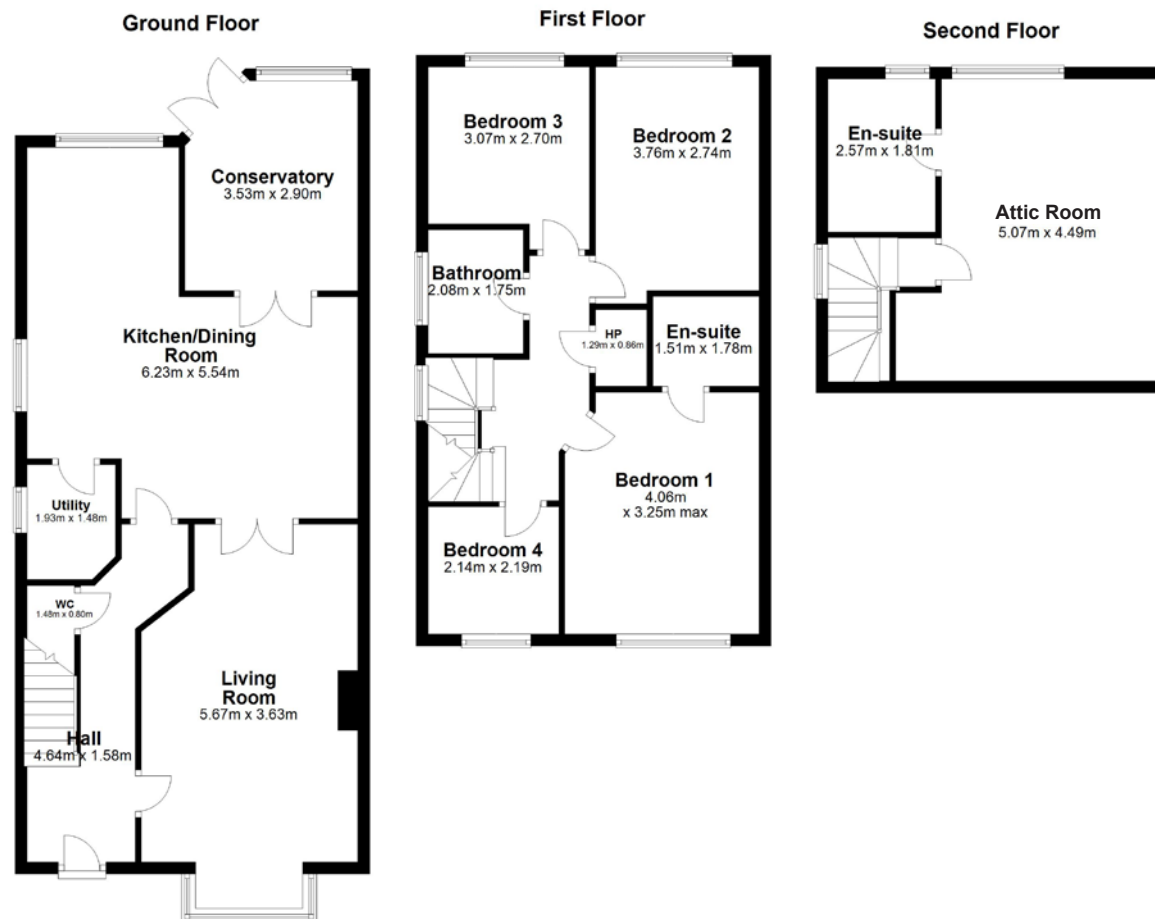


Viewing: By prior appointment

**BER:** B3

**BER Number:** 116782483

**EPI:** 144.93 kWh/m<sup>2</sup>/yr



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