



138 TRITONVILLE ROAD,

Sandymount, Dublin 4

BER C2

Sherry
FitzGerald



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THIS IS A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A MODERN C.1998 RESIDENCE IN THIS ESTABLISHED TERRACE ON THIS EXCEPTIONALLY CONVENIENT ROAD WITHIN MINUTES' WALK OF THE EXCELLENT SHOPPING AND RECREATIONAL AMENITIES OF SANDYMOUNT AND BALLSBRIDGE.

243 sq. m./2,616 sq. ft (approx.)

For Sale by Private Treaty

BER: C2 | BER Number: 117723239 | EPI: 185.72 kWh/m²/yr



DESCRIPTION

Designed with great imagination by Ken Edmondson Archt. as his own home, the property which extends to 243 sq. m./2,616 sq. ft (approx.), provides wonderfully elegant and imaginatively designed accommodation over 3 floors and incorporates many extremely attractive features including;

- Magnificent oval shaped dining room with feature Terrazzo floor
- Superb, fully-fitted kitchen/breakfast room with timber wall and floor units, circular breakfast counter and double doors to patio area with steps to the back garden
- Bright spacious living room, running the full width of the house with feature concave steel chimney breast and vaulted ceiling
- Study, bedroom 4 and bathroom at ground floor level
- Main bedroom to front of the top floor with walk in dressing area and Jack & Jill bathroom connecting to Bedroom 2
- Bedrooms 3 with shower room ensuite at rear of first floor
- C2 BER Rating

An outstanding feature of the property is the magnificent back garden, which has been beautifully designed by Paul Doyle and landscaped to take full advantage of day long sunshine with a series of sandstone paved patios, raised Buxus hedges, planter beds, perimeter screen of mature trees and manicured lawns. Off-street parking to the front.



ACCOMMODATION

Entrance Porch: with cloaks cupboard and door to

Dining Room: this magnificent oval room has a feature Terrazzo floor and curved Terrazzo steps to the kitchen/breakfast room, walk-in storage press and steps to the lower ground floor comprising

Study: with extensive range of bespoke light oak book cases, matching desk and fitted drawers. Double doors provide access to the back garden.

Bedroom 4: with built-in wardrobes and door to back garden.

Bathroom: with Terrazzo tiled floor, mosaic tiled walls, circular wash hand basin, bath and w.c.

FIRST FLOOR

Kitchen/Breakfast Room: with excellent range of timber wall and floor units, feature circular island unit with timber breakfast counter, Terrazzo floor, feature burnished metal wall with door to utility room and walk-in pantry and Crittall style glazed double doors to sun terrace with Terrazzo floor and glazed screen, with steps to the back garden and to feature timber stairs to

Magnificent Living Room: with vaulted ceiling, feature timber floor, open fireplace with concave metal chimney breast and convex fitted shelving, window shutters and matching timber open plan steps to secret door leading to

Bedroom 3 : with extensive built-in wardrobes and oak floor and door to

Shower room Ensuite: with extensive Crema Marfil tiled walls, shower, wash hand basin..

TOP FLOOR

Main Bedroom: with walk in dressing area with extensive wardrobes and storage cubes, oak floor leading to

Jack & Jill Bathroom: with extensive Crema Marfil tiled walls, bath with shower, wash hand basin set in vanity unit and 3 mirrored cabinets and w.c.

Bedroom 4: rear double with extensive shelving and fitted wardrobe and with access to bathroom.

OUTSIDE

Folding gates provide vehicular access to paved off-street parking area, with tiled porch leading to the hall door.

To the rear is a superbly landscaped and generous back garden, which is bordered on both sides by high hedging affording the garden excellent privacy. Access directly from the house is a paved patio, which is separated from the manicured lawn by a well-stocked flower bed. Either side of the lawn are gravelled paths leading to a main feature of the garden comprising a large paved patio area, ideal for al fresco dining, with curved brick steps leading to a lovely private sitting area with feature brick wall as the back drop and wonderfully tall hedging to the sides making is a lovely tranquil hideaway for relaxing in the evening sunshine.

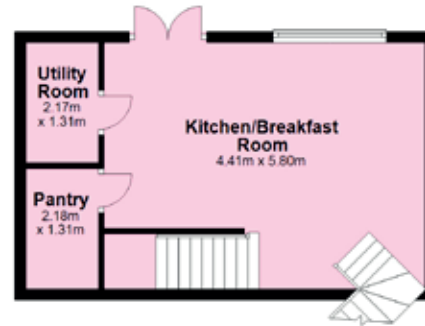
Two large garden sheds are camouflaged by the feature brick wall and hedging, and there is access from the rear of the garden to a back lane which offers vehicular access to the property.



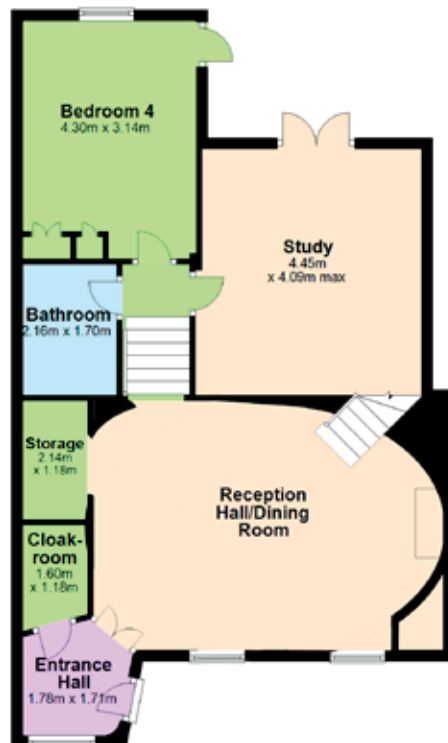


FLOOR PLANS

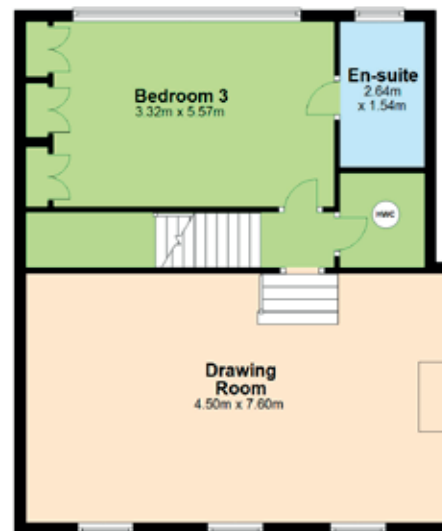
First Floor Return



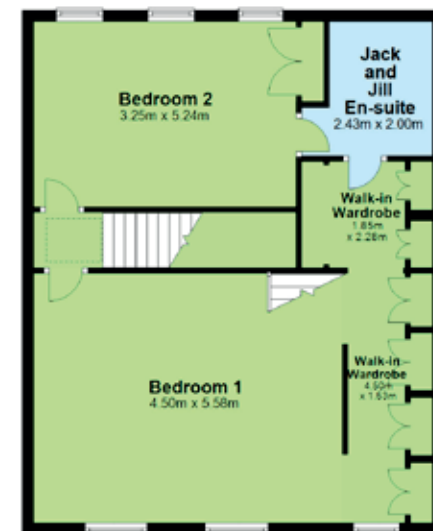
Garden Floor



First Floor



Second Floor



Total area: approx. 232.4 sq. metres



SELLING AGENTS

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