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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



4 Churchlands, Sandyford, Dublin 18

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For Sale by Private Treaty

4 Churchlands, Sandyford, Dublin 18



Description

Allen & Jacobs are delighted to present this substantial (c. 156 sqm/1679 sqft) detached house presented in simply stunning condition throughout. Nestled away in this exclusive enclave, no. 4 offers exceptional accommodation, ideal for family living and entertaining alike. As the original showhouse, this beautifully designed home is ideally positioned within the estate. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen/breakfast room, utility room, play room, guest wc, four bedrooms (master ensuite), and family bathroom. A very private, sunny, walled garden complimented by off street parking to the front completes the picture.

Location

Churchlands is a private estate of 10 distinctive family homes in an exclusive walled setting at the foothills of the Dublin Mountains. Sandyford Village is on your doorstep while all the amenities of The Dundrum Town Centre is only minutes away. Excellent public transport including the LUAS station on Murphystown Road is within easy distance from the property. There are a number of bus routes servicing the area & the M50 is only minutes away giving access to the city & all major national routes.

At A Glance

- Substantial detached family home (c. 156 sqm/1679 sqft)
- Superb decorative order throughout
- Double glazed timber windows throughout
- Gas fired central heating
- Extremely popular and mature enclave
- Quiet cul de sac position
- Sunny and private rear garden
- Off street parking
- A selection of south Co Dublin's finest schools and colleges within easy reach
- Excellent public transport
- Alarm



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Andrew Allen MIPAV

Notes:

Accommodation

Floor Area

Approximately 156 sq/m excluding floored attic with extensive shelving

Ground Floor

Reception Hall: 4.96m x 2.26m: With tiled floor & under stairs storage.

Guest wc: Tiled wall & floor. Wc and whb.

Dining Room: 3.46m x 3.23m: With 2 x double doors to rear garden. Fitted storage and entertainment unit. Tiled floor.

Living Room: 4.58m x 4.37m: Feature mantle with coal effect gas fire. American oak hardwood floor.

Kitchen/Breakfast Room: 5.26m x 3.1m: Built in modern kitchen with extensive wall and floor units. Door to rear garden. Tiled floor.

Utility Room: 3.1m x 1.53m: With fitted wall and floor units. Washing machine and tumble dryer.

Play Room: 3.2m x 3.07m: Fitted storage and entertainment unit



First Floor

Landing: 4.92m x 3.92m: Hot press with duel immersion.

Bedroom 1: 4.66m x 3.94m: Extensive range of wardrobes. Double doors to rear garden.

Ensuite: Modern bathroom suite with wc, whb & shower.

Bedroom 2: 6.55m x 2.8m:

Bedroom 3: 3.9m x 3.13m: With built in wardrobes.

Bedroom 4: 2.64m x 2.45m: With built in wardrobes.

Bathroom: 2.45m x 1.83m: Fabulous family bathroom suite with wc, whb, bath and separate shower cubicle.

Outside

Off street parking to the front is complimented by a very private well stocked and sunny rear garden.

