

BENNETTS

Est. 1966
Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4
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Viewing is strictly by appointment through the above Company as Sole Agents.

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PSRA No. 002091

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10 SANDYMOUNT GREEN, SANDYMOUNT, DUBLIN 4

- Unique, late Georgian/early Victorian period property
- Located in the centre of Sandymount
- In need of some modernisation with good potential to enhance
- Large private sunny south facing rear garden
- Total floor area: c. 270 sq.m. 



FOR SALE

by Private Treaty

01 260 2520
info@bennetsauctioneers.ie

DESCRIPTION

Unique opportunity to acquire a period property (c. 270 sq. m.). Requiring some modernisation, number 10 offers the new owner the potential to create a most distinguished residence and possibly extend, subject to p.p. The house currently consists of 4 double bedrooms, 2 bathrooms, 2/3 reception rooms and kitchen. Some period features.

LOCATION

Ideally located on Sandymount Green within walking distance of every conceivable amenity of Sandymount village including shops, restaurants, sports clubs and strand. City centre, IFSC and Merrion Square are within a short commute, positioned amidst a vast choice of public transport including buses, Dart and Aircoach. Viewing recommended.

CONTACT

For further information or viewing arrangements contact: Nigel Bennett – Tel: 01 260 2520 or Email: nigel@bennettsauctioneers.ie



ACCOMMODATION

Ground floor:

Entrance Hall: 3.42m x 2.53m with store cupboard

Inner hall

Reception room 1: 3.65m x 4.23m

Reception room 2: 3.65m x 2.75m

Shower room: w.c. & w.h.b.

Living room: 8.68m x 6.27m split level floor with parquet flooring on lower section

Mezzanine floor: 5.02m x 6.41m

Kitchen: 3.89m x 3.84m fitted presses, tiled floor, bosch cooker, oven & hob, door to rear garden

First floor:

Living/Kitchen: 4.88m x 5.51m

Front Bedroom: 4.65m x 4.35m cast iron fire place

Second floor:

Bedroom 1: 4.11m x 4.98m sliderobes, rear window, en-suite shower w.h.b, w.c.

Bedroom 2: 3.12m x 4.18m side window

Study: 3.18m x 3.62m

Bathroom: 2.20m x 2.75m bath, w.c., w.h.b.

Exterior:

Good sized rear garden, approx. 80ft long enclosed by 6ft high walls, boiler house

Access to Newgrove Avenue

Total Floor area: c. 270 sq.m.

Price: €950,000

BER DETAILS

BER D2

BER No 110832649

Energy Performance Indicator: 329.37 kWh/m²/yr

