



29 Sandymount Road  
Sandymount, Dublin 4

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INTERNATIONAL REALTY



## 29 Sandymount Road, Sandymount, Dublin 4

### Features

- Outstanding two storey over garden level period property
- Truly delightful private, southwest facing rear garden (approx. 35m. / 115ft.)
- Highly sought after location a short walk to Sandymount village and Strand
- Former Doctor's Surgery at garden level with planning permission to re convert to a family home providing huge scope and potential
- Large double garage
- Generous well proportioned accommodation, including delightful interconnecting reception rooms
- Impressive features of the era including high ceilings, intricate ceiling cornicing, centre roses and marble fireplaces
- 5 bedrooms
- G.F.C.H.
- Floor area approx. 443sq.m. (4,768sq.ft.)
- High grade security system including CCTV cameras

A most impressive, substantial red brick period property in the heart of Sandymount, benefiting from a highly sought after location a short walk from Sandymount Green, a truly delightful southwest facing rear garden and generous off-street parking.

No. 29 is an outstanding two storey over garden level period property which has been in the same family for 85 years and enjoys very generous, well-maintained accommodation including at garden level a former Surgery with planning permission to convert to residential proving huge scope and potential.

An important selling feature of this impressive property is the delightful southwest facing rear garden (approx. 35m. / 115ft.) which has been lovingly created and is stocked with a wonderful array of mature shrubs & bushes.

The property is further enhanced by a large double garage and gated side access.

The location is an important feature of this fine property being within a short walk of Sandymount Village with a wide range of specialist shops, restaurants and pubs. This deservedly popular and exclusive residential location is only 3km south of St. Stephen's Green and is a short walk from miles of glorious beach walks along the remarkable tidal bay known as Sandymount Strand - popular with walkers, birdwatchers and artists. Sandymount has a strong literary heritage, being the birthplace of WB Yeats, and in Joyce's Ulysses, Stephen Dedalus asks "Am I walking into eternity along Sandymount Strand?". The village which is only a 5 minute walk boasts a vibrant local identity with select stores, pharmacy, bookshop, cafes, pubs and restaurants. Our Lady Star of the Sea RC Church is just across from the house. Also within easy access are excellent choices of schools, St Vincent's hospital, Elm Park Golf Course, Merrion Shopping Centre and City Centre transport. Close to the house the No. 1 bus runs every 10 minutes to Dublin City Centre, and Lansdowne Road DART station is only a 12 minute walk. The Ballsbridge RDS and the Aviva Stadium are easily accessible.







## Accommodation

**Outer Reception Hall:** 2.75m x 3.75m (9' x 12'4") with impressive ceiling cornicing, centre rose and inner arch

**Drawing Room:** 6.5m x 4.45m (21'4" x 14'7") with intricate ceiling, cornicing and centre rose, magnificent marble fireplace with slate hearth, pair of sash windows overlooking the front garden, and folding doors through to the

**Dining Room:** 4.35m x 5.1m (14'3" x 16'9") with intricate ceiling cornicing, centre rose, magnificent marble fireplace with slate inset and slate hearth and timber sash window overlooking the rear garden

**Family Room:** 5.25m x 2.85m (17'3" x 9'4") plus bay window

**Rear Reception Hall:** 4.9m x 1.55m (16'1" x 5'1")

**Study:** 2.75m x 3.4m (9' x 11'2") with an extensive range of book shelves and timber sash window overlooking the rear garden

**Kitchen/Breakfast Room:** 5.25m x 3.65m (17'3" x 12') kitchen is fitted with an extensive range of presses, cupboards, drawers, display cabinets, granite worktop with one and a half bowl under counter sink unit, five ring Smeg gas hob with extractor hood over, tiled splashback, plumbed for dishwasher, integrated De Dietrich oven and microwave above, space for free standing fridge, AGA, granite surfaced breakfast bar, tiled floor and arch through to the

**Breakfast Area:** 4.35m x 2.5m (14'3" x 8'2") a beautiful bright room overlooking the rear garden with tiled floor, French doors leading out to the balcony overlooking the garden and stairs down to the lower level

### Garden Level

**Garden Room:** 4.05m x 2.3m (13'3" x 7'7") fitted with presses, cupboard, worktop, storage press, tiled floor, a pair of French doors leading out to the rear garden and door through to the

**Double Garage:** 5.35m x 7.05m (17'7" x 23'2") with two sets of double folding doors leading out to the front driveway, two gas boilers, door to side passage and door into the surgery area

### First Floor Return

**Shower Room:** with step in corner shower, pedestal wash hand basin, w.c., tiled floor, fully tiled walls and chrome heated towel rail

### First Floor

**Master Bedroom:** 5.55m x 4.4m (18'3" x 14'5") with cast iron fireplace and built in wardrobes either side of the chimney breast

**Bedroom 2:** 4.25m x 5.05m (13'11" x 16'7") with built in wardrobes either side of the chimney breast, painted cast iron fireplace and timber sash window overlooking the beautiful rear garden

**Bedroom 3:** 3.5m x 3.8m (11'6" x 12'6")

**Bedroom 4:** 5.5m x 3.7m (18'1" x 12'2") with step down from the landing and is a nice dual aspect room

**Lower Landing:** with dual aspect study area

**Bedroom 5:** 4.05m x 4.3m (13'3" x 14'1")

**Dressing Room:** 2.55m x 5.15m (8'4" x 16'11") with an extensive range of Newcastle Design wardrobes, drawers and vanity unit

**Bathroom:** with bath, wash hand basin and w.c.

### Garden Level Return

**Utility Room:** With washing machine & dryer and steps down to the garden

**Guest W.C.:** 1.9m x 2.6m (6'3" x 8'6") with w.c. and wash hand basin

**Garden Level:** Surgery

**Rear Reception Hall:** with separate pedestrian door out to the front of the property

**Guest W.C.:** with w.c. and wash hand basin

**Room 1:** 2.6m x 4.75m (8'6" x 15'7")

**Room 2:** 3.1m x 2.05m (10'2" x 6'9")

**Room 3:** 4.1m x 4.25m (13'5" x 13'11") with work surface with circular stainless steel sink bowl, presses, cupboards and shelving

**Room 4:** 4.35m x 4.85m (14'3" x 15'11") with wash hand basin, presses, cupboards, built in wardrobe, glazed panel door leads through to

**Room 5:** 2.8m x 2.8m (9'2" x 9'2") with glazed roof

**Rear Hall:** with understairs storage and doors leading to rear garden

**W.C.:** with w.c. and wash hand basin

**Room 6:** 2.4m x 4m (7'10" x 13'1") with work surface, circular wash hand basin, presses and cupboards

**Room 7:** 3.5m x 2.35m (11'6" x 7'9") with worktop, one bowl stainless steel sink unit, presses and cupboards

## BER Information

BER: C3.. BER No:117368050.

EPI: 217.86 kWh/m<sup>2</sup>/yr.

## Eircode

D04 T6VE

## Outside

The front garden is railed and hedged; pedestrian gate leads to flight of granite steps to hall door. Lawn & rockery with an array of mature shrubs and plants. Feature Wisteria over the hall door. Large driveway provides excellent off-street parking. Pedestrian gate to side.

As previously mentioned, the truly delightful southwest facing rear garden (approx. 35m. / 115ft.) is a heaven of peace & tranquillity. It has been lovingly created over many years by the present owner and boasts a wealth of mature specimen bushes, shrubs and trees. Patio and raised deck with meandering path leading to the end of the garden. Garden shed.



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FLOOR PLANS Not to scale - for identification purpose only.

Garden Level



Entrance Level



First Floor



Second Floor



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