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For Sale by Private Treaty

Ballawley House, Sandyford Village, Sandyford, Dublin 18

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For Sale by Private Treaty

Ballawley House, Sandyford Village, Sandyford, Dublin 18

Description

Allen & Jacobs is delighted to present this very attractive converted farm house measuring 187 sq/m with off street parking and large gardens to the rear. Ballawley House offers its new owners a number of potential uses including maintaining the existing use, converting back to a single dwelling or to further develop (subject to Planning Permission). Behind the façade sits a very spacious and well-proportioned property now in use as two street front commercial units at ground floor level and a beautifully presented 2 bed apartment on the first floor with its own entrance at street level.

Location

Ballawley House sits on the main street of Sandyford Village at the foothills of the Dublin Mountains. The village itself offers a number of amenities including shops, bar and cafes while all the amenities of The Dundrum Town Centre are 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.

- Features**
- Spacious accommodation (c. 187 sq/m)
 - Excellent mixed use investment opportunity
 - Off street parking and good gardens
 - Beautifully presented 2 bed apartment.
 - Excellent location
 - Close to all amenities
 - Gas fired central heating
 - Many period features intact

Negotiator
Andrew Allen MIPAV MCEI

Viewing
Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Wine Shop:

Main Room: 5.47m x 4.88m:

Wc: With wc & whb.

Rear of Shop: 4.31m x 2.52m:

Rear Room: 5.95m x 2.43m:With door to rear garden.

Wc: With wc & whb.

Hair Salon:

Main Room: 4.88m x 3.38m:Arch to...

Rear Room: 2.54m x 1.7m:

Kitchen/Dining Room: 4.88m x 4.4m:With whb, and storage units.

Rear Lobby: With door to rear garden.

Wc: With wc & whb.



Apartment:

Entrance Hall: 4.52m x 1.87m: with staircase and storage.

Living Room: With ornate mantle and open fire.

Landing:

Bedroom 1: 5.94m x 4.4m:With built in wardrobes.

Hall: 3.2m x 1.02m:

Bedroom 2: 3.12m x 2.67m:

Bathroom: With wc, whb and bath.

Current tenants and leases:

The Wine Shop: €9,800 p/a on a rolling one month contract.

The Hair Salon & apartment: €24,000 p/a with a 3 year lease expiring on 30th September 2019.

Outside

Off street parking to the side is complimented by a private rear garden measuring approximately 22m x 9m.

