



72 Serpentine Avenue, Sandymount, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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BER E2





For Sale by Private Treaty

Hunters Estate Agent are delighted to present this uniquely attractive and elegant end of terrace family residence, situated in the heart of Dublin 4.

No. 72 Serpentine Avenue is a particularly attractive and deceptively spacious end of terrace townhouse, quietly nestled along Serpentine Avenue behind wrought iron railings, extending to approx. 164 sq.m. / 1,764 sq.ft. of elegant and tastefully presented accommodation. This ensures that the purchaser of this fine home will be acquiring a residence within a moment's stroll of Ballsbridge and Sandymount Villages.

Enjoying an enviable location, this property benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance. Just some of the amenities include the excellent boutiques, shops and restaurants in Sandymount and Ballsbridge Villages, R.D.S., the Aviva Stadium and Sandymount DART Station. Many of the city's principle schools are also close by including Star of the Sea (boys), Lakelands (girls) and St. Matthew's (mixed) primary schools as are many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T. hub. The property also benefits from being within 15 minutes' drive of Dublin Airport via the Port Tunnel.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Stunning period residence.
- » On street parking (subject to Dublin City Council approval).
- » Gas fired central heating
- » Approx. 164 sq.m. / 1,764 sq.ft.
- » BER : E2
- » Walled rear garden with artificial grass and feature putting green.
- » Within walking distance of Ballsbridge and Sandymount Villages and all their amenities including Aviva Stadium, RDS and numerous shops, boutiques and restaurants.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

1.77m (5'10") x 9.30m (30'6")

Features black and white tiled flooring, eye catching fan light over hall door, alarm pad, Dado rail, centre rose, under stair storage and cloakroom.

DRAWING ROOM

4.51m (14'10") x 4.01m (13'2")

Spacious drawing room with polished wide plank wooden flooring, cast iron fireplace with slate hearth, picture rail, ornate cornicing, centre rose, UPC connection and feature bay window (2.05m (6'9") x 0.74m (2'5")). Opening to:-

DINING ROOM

4.47m (14'8") x 4.03m (13'3")

Featuring polished wide plan wooden flooring, cast iron fireplace with slate hearth, picture rail, ornate cornicing, centre rose and TV point. Opening to breakfast room.

KITCHEN/BREAKFAST ROOM

5.34m (17'6") x 2.89m (9'6") + 2.56 (8'5") x 5.03m (16'6")

Spacious kitchen with an array of fitted wall and base units, Gorenje hob and extractor fan, Gorenje fridge freezer, integrated microwave and oven, integrated Zanussi dishwasher and feature island unit. Tiled flooring and recessed ceiling lighting.

BREAKFAST AREA

Featuring glass roof light, solid wooden floor, UPC connection and sliding patio door to rear garden.

UTILITY ROOM

1.94m (6'4") x 2.51m (8'3")

Range of wall and base units with stainless steel sink, gas boiler, Amica washing machine, Zanussi tumble dryer and door to rear garden.

FIRST FLOOR RETURN

LANDING

Attic access

BATHROOM

1.78m (5'10") x 2.08m (6'10")

Fully tiled and incorporating w.c., w.h.b., and bath with shower attachment.

BEDROOM 3

3.01m (9'11") x 3.07m (10'1")

Rear aspect with fitted wardrobes.

FIRST FLOOR

BEDROOM 2

4.09m (13'5") x 4.57m (14'12")

Double bedroom with fitted wardrobes, ornate cornicing, ensuite and UPC connection.

ENSUITE

1.38m (4'6") x 2.14m (7'0")

Incorporating w.c., w.h.b. heated towel rail and shower cubicle with tiled floor and splashback.

BEDROOM 1

5.69m (18'8") x 3.12m (10'3")

Front aspect with fitted wardrobe, ornate cornicing, UPC connection and attic access.

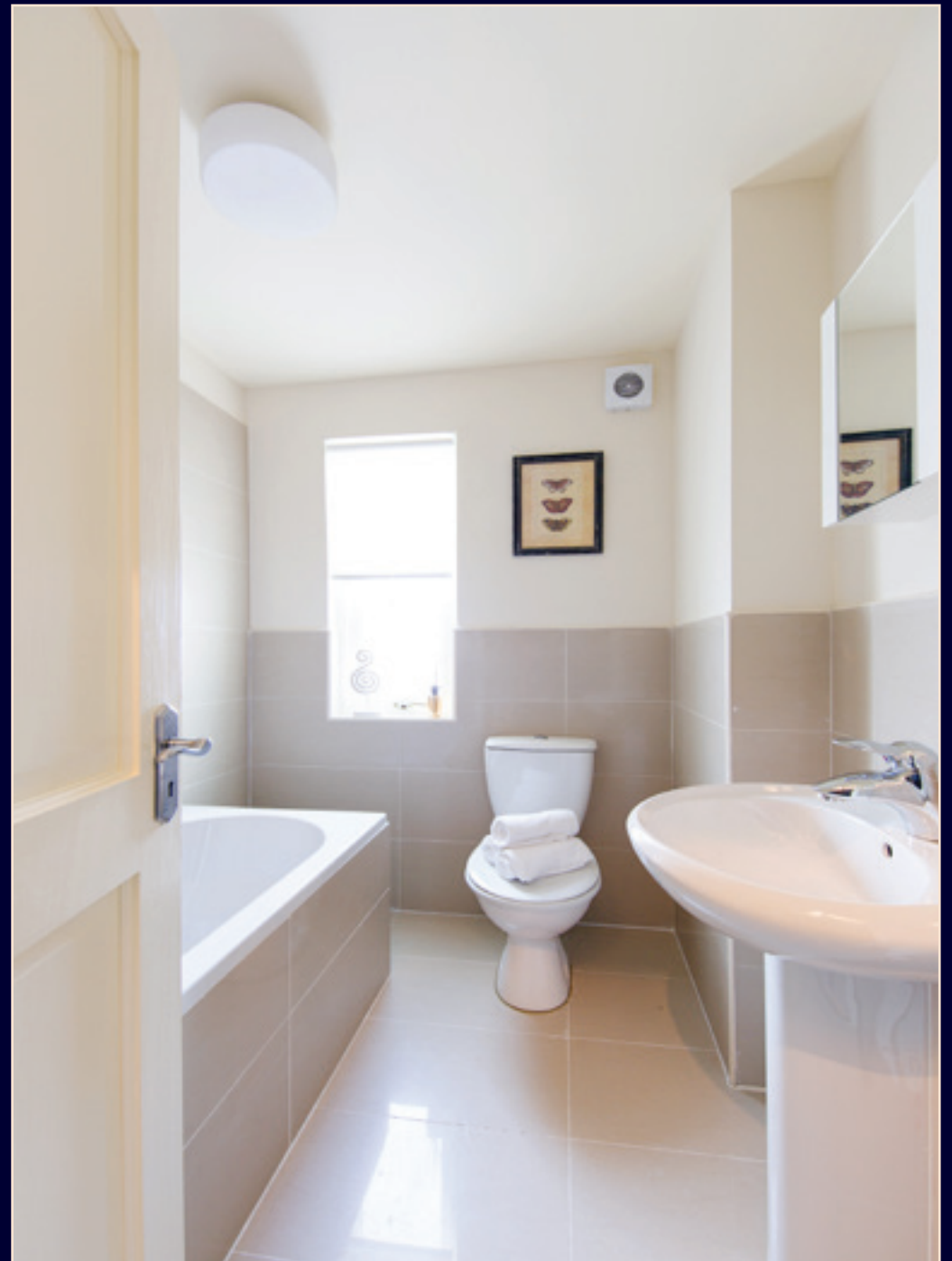
ENSUITE

1.36m (4'6") x 7'0")

Incorporating w.c., w.h.b. heated towel rail and shower cubicle with tiled floor and splashback.









OUTSIDE

FRONT GARDEN

Bounded by cast iron railing with path to hall door.

REAR GARDEN

9.53m (31'3") x 7.2m (23'7")

Walled and partly paved / partly laid with artificial grass and feature putting green. Outdoor lighting and tap with timber cladding to exterior of utility room. Vehicular access onto Serpentine Park.

BER DETAILS

Ber Rating: E2

Ber Number: 107637241

Energy Performance Indicator: 341.67 Kwh/M²/Yr

DIRECTIONS

Travelling from City Centre through Ballsbridge take a left turn at AIB Bank Centre onto Serpentine Avenue. Proceed along Serpentine Avenue passing over the level crossing and No. 72 is on your left hand side at corner of Serpentine Avenue/Serpentine Park.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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