

BER B3



153 Tritonville Road
Sandymount, Dublin 4

Lisney | Sotheby's
INTERNATIONAL REALTY



153 Tritonville Road, Sandymount, Dublin 4

Features

- Extended and remodeled four bedroom semi-detached family home
- Superbly positioned on a generous south facing corner site
- Ideally located a short walk from Sandymount Green and Lansdowne Road DART Station
- Separate office approx. 15sq.m. (161sq.ft)) and utility room
- Feature kitchen/living/dining room with wraparound picture windows overlooking the south facing garden
- Off street car parking from Serpentine Road
- Gas fired central heating
- Floor area of approximately 168sq.m (1,808sq.ft)

Superbly located on a generous south facing corner site a short walk to Sandymount Green, a most impressive remodelled and extended four bedroom family home enjoying generous, bright airy living accommodation and a separate home office.

No. 153 is an instantly appealing, well presented family home which has been extended to take full advantage of the southwest facing light. The kitchen/living/dining room with its wraparound picture windows is a particular selling feature and is ideal for family living. The accommodation now extends to a generous 168sq.m (1,808sq.ft) and briefly comprises: entrance hallway with store room off, sitting room, family room, kitchen/living/dining room which opens onto the westerly deck. Upstairs there are four bedrooms (one en suite) and a shower room.

The property is further enhanced by vehicular access from Serpentine Road which provides off street car parking and a very useful separate office with guest w.c. and utility room.

Tritonville Road is a highly regarded and much sought after location in Sandymount within easy walking distance of Sandymount Village with its wide range of upmarket specialist shops, restaurants and pubs. This deservedly popular residential location is also within close proximity to the wonderful marine amenities along Sandymount Strand and yet easily accessible to all that Dublin City Centre has to offer. The DART stations at Lansdowne Road and Sandymount are also easily accessible.







Accommodation

Reception Hall: 2.35m x 4.35m (7'9" x 14'3") with downstairs storage press, and glazed panel door to

Family Room: 3.2m x 4.3m (10'6" x 14'1") dual aspect room with picture window overlooking the side garden and glazed panel door to the kitchen/living/dining room

Sitting Room: 3.75m x 4.05m (12'4" x 13'3") currently set up as a fifth bedroom, with bay window overlooking the front garden

Store Room: 1.1m x 3.75m (3'7" x 12'4")

Living/Kitchen/Dining Room: 9.5m x 6m (31'2" x 19'8") the kitchen is fitted with a range of white high gloss presses, cupboards, drawers, worktop with six ring gas hob extractor hood over, integrated double ovens, integrated fridge/freezer,

centre island unit with one and a half bowl undercounter sink unit, dishwasher, breakfast bar, wraparound picture windows taking in the south and westerly light and bi-folding doors out to the rear garden

Upstairs

Landing: with door to shelved hot press and access to the attic

Bedroom 1: 3.2m x 4.05m (10'6" x 13'3") generous double bedroom with built in wardrobes and door to

En-suite: comprising step in tiled shower, pedestal wash hand basin, w.c., tiled floor, fully tiled walls and a chrome heated towel rail

Bedroom 2: 3.5m x 3.25m (11'6" x 10'8") double bedroom with built in wardrobe

Bedroom 3: 3.45m x 3.7m (11'4" x 12'2") double bedroom with built in wardrobes and shelving

Bedroom 4: 2.55m x 2.25m (8'4" x 7'5")

Shower Room: comprising step in shower, vanity wash hand basin, w.c., tiled floor, fully tiled walls and chrome heated towel rail

BER Information

BER: B3. BER No: 100878909.

EPI: 133.42 kWh/m²/yr.

Eircode

D04 FX94



Outside

A pedestrian gate and path from Tritonville Road to the hall door. The garden is walled, bordered by hedging and laid out in lawn. The westerly facing rear garden enjoys a large deck and lawned rear garden. Vehicular access from Serpentine Road leads to off streetcar parking and separate office (approx. 15sq.m. / 161sq.ft) with guest w.c. and utility room.



OFFICES

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

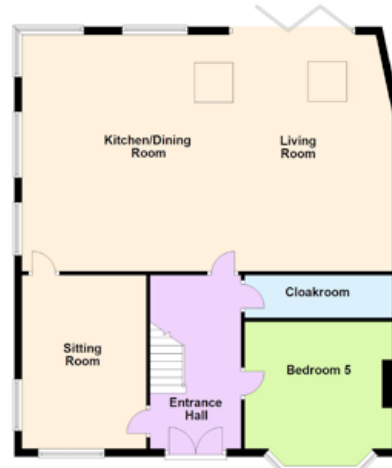
55 South Mall,
Cork, T12 RR44
T: 021 427 8500



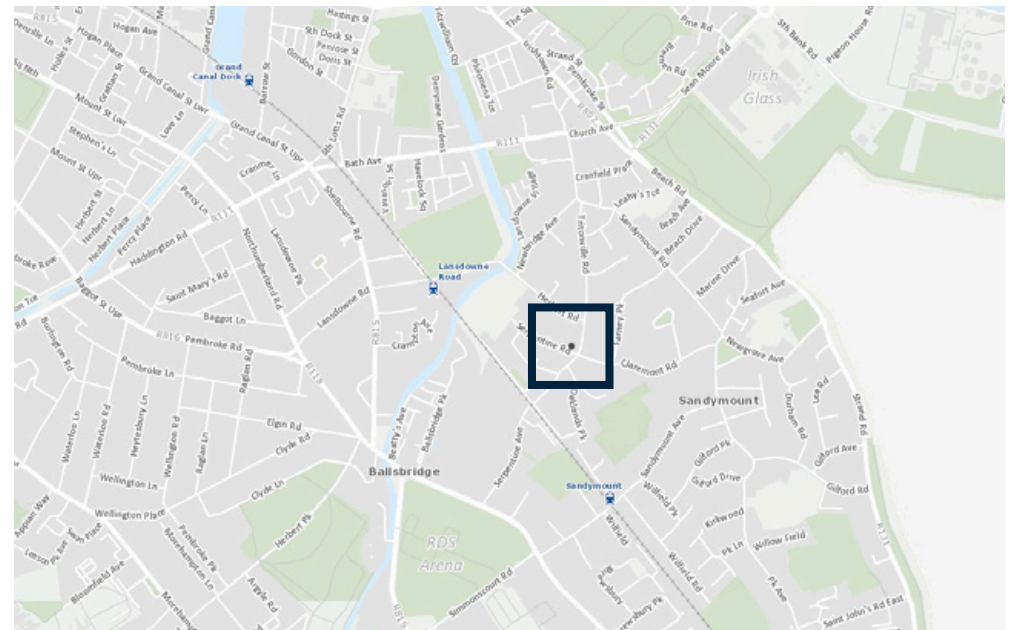
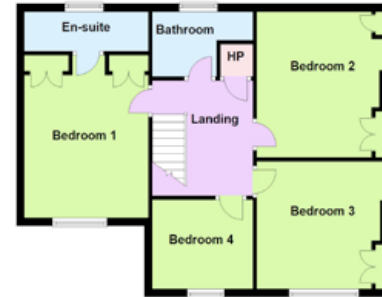
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Talite Eireann - Surveying
Licence No. CYAL50423539.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY