



142 Blackglen Road, Sandyford, Dublin18 D18Y9R6

Beirne
& Wise



For Sale By Private Treaty

No. 142 is a semi-detached cottage set on large private gardens extending to 0.1335 Hectare/0.33 Acre. The property is situated in a picturesque location at the foot of the Dublin Mountains amidst beautiful local countryside. Built c. 1920, and extended c. 1970, the accommodation extends to 95sq.m approximately, and it comprises of an entrance porch, living room, kitchen, family room, three bedrooms and a shower room.

The outstanding feature of this property are the extensive mature gardens; 0.1335 Hectare/0.33 Acre. approximately, with a wall to the road frontage and vehicular access to the rear parking area and gardens. There is ample off street parking and an outbuilding to the rear of the house. The property offers the discerning purchaser the opportunity to develop the existing house and/or develop the potential of this site subject to the relevant planning permission.

142 Blackglen Road is within walking distance of Lamb's Cross, and only minutes from the M50. There are local shops at Lamb's Cross, extensive shopping facilities are available in Ballinteer, Carrickmines, and the Dundrum Town Centre. Local schools include St. Marys National School, Educate Together Stepside, Gael Scoil Thaobh Na Coille, Rosemont Secondary School and St. Tiernan's Secondary School. Leopardstown racecourse, Explorium – National Sport & Science Centre, Westwood Club, golf clubs, the Beacon Court Hotel and Beacon Hospital are a short commute away. The location is close to the Wicklow and Dublin Mountains, in addition to Marley Park.

Special Features

- Secluded site; 0.1335 Hectare/0.33 Acre.
- Potential for development (Subject to relevant Planning Permission)
- Picturesque location in South Dublin
- Superb location near M50
- Excellent amenities in Sandyford, Ballinteer & Rathfarnham

Accommodation

ENTRANCE

LIVING ROOM

4.96m x 4.88m

Located to the front of the property, this is a spacious reception room with an open fireplace

KITCHEN

5.65m x 2.14m

With tiled floor, fitted wall and floor units, sink unit, tiled splashback, washing machine, dishwasher and dryer

SHOWER ROOM

With tiled walls and floor, towel rail, w.c., w.h.b. and a walk in shower unit with Triton shower





FAMILY ROOM

3.81m x 3.65m

Accessed off the kitchen, with velux window, it has access to bedroom one

BEDROOM ONE

3.64m x 3.58m

A double bedroom overlooking the rear gardens

BEDROOM TWO

3.64m x 3.47m

Overlooking the rear gardens

BEDROOM THREE

3.64m x 2.11m

Located to the front of the property

OUTSIDE

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NOTE

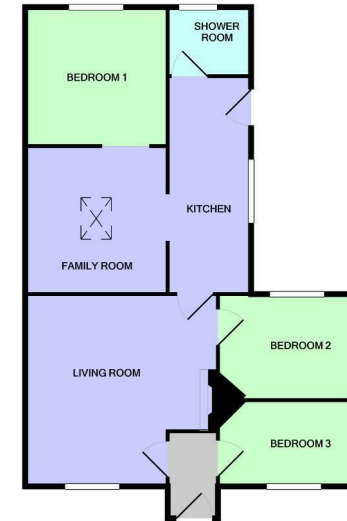
142 Blackglenn Road will be the subject of a CPO for a strip of land across the front boundary. There will be improvements to the road, a footpath and cycle lanes as a result. Details available on request

BER

BER No. 114523186

Output: 717.45 kWh/m²/yr





Beirne
& Wise

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