



59 Sandyford Hall Crescent

Sandyford, Dublin 18 D18 H7W3

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For Sale by Private Treaty

A most appealing three bedroom semi detached home in a prime location with a fresh, bright interior featuring an amazing rear garden vista to the Dublin mountains (not overlooked), and coming with a future proof opportunity to extend at rear with a 2 storey extension and a full set of plans already prepared to include attic conversion and all having received full planning permission. This property enjoys an excellent location within Sandyford Hall in a cul de sac in this most sought after upmarket family area, with a well maintained 100 ft garden to rear with a wooden shed and off street parking to front. This really lovely well designed family home is ready to move into and extends to 90 Sq. M/969 sq. ft.

This property has an excellent layout and briefly comprises on ground floor of entrance hall leading and opening to recently upgraded modern kitchen with built in appliances and free standing American style Fridge Freezer unit, and also has a utility area off kitchen, and all overlooking a large rear garden with mountain views bringing in light. There is also a bright living room to front.

Upstairs there are three bedrooms and main bathroom which has been upgraded with a walk in double shower, limestone tiling throughout and window to side.

Sandyford Hall is an established upmarket residential location built in the 1990s which is superbly located between Stepside and Sandyford villages with neighbourhood retail and service outlets nearby and a stroll away from the Glencairn LUAS stop. Leopardstown Shopping Centre with Dunnes Stores is a short distance away and Stepside, Sandyford Villages and The Park Retail Park in Carrickmines are easily accessible together with an excellent choice of local schools, churches; Dundrum Town Centre and village with it's choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is on the doorstep and Sandyford and Stillorgan Business Parks, Central Park, Beacon Hospital, Beacon South Quarter and Clayton Hotel are all conveniently located.

The area is renowned amongst families for Equestrian, Golfing, hillwalking and cycling and is easily accessible to Sandyford, Stepside villages, Leopardstown Shopping Centre, Carrickmines Retail Park and Dundrum Town Centre with their selection of

retail and service outlets and major retail stores, cinema, theatre, restaurants and bars. The LUAS and M50 as well as Dundrum and the Sandyford business region are all nearby.

Features at a glance

- Large modern three bedroom semi detached house (c. 90 sq.m/969sq.ft)
- Presented in pristine "walk in" condition having had recent kitchen and bathroom upgrades
- Cul de sac location and south facing sun aspect
- Supersized extended garden measuring 100 Ft top rear wall and ideal for future extension if the space was ever required
- Comes with full planning permission and a full set of drawings for a modern 2 storey extension (55 Sq.m) and attic conversion (additional 20 Sq.m) providing a unique opportunity in the future (Planning reference is D21A/0124)
- Upgraded Kube kitchen with stone worktops and bathroom
- Upgraded Fairco windows and doors throughout
- Modern neutral colour schemes throughout
- Fitted kitchen appliances namely oven, hob, extractor fan, dishwasher as well as free standing American Fridge Freezer are included in the sale
- Utility area off kitchen with provision for washing machine and tumble dryer
- New Boiler fitted in last 5 years with Gas Fired Radiator Central Heating
- Wired for Digital Security Alarm
- Off- Street Parking
- Easily managed rear garden with side passage access
- Presented in walk in condition throughout
- Close to the LUAS, M50 and a wealth of local amenities

Accommodation

Reception Hallway: 5.37m x 1.54m, with Fairco hardwood panelled entrance door, oak wooden floor, digital burglar alarm panel, ceiling coving, recessed lighting.

Living Room: 4.56m x 3.99m, with Fairco window to front, feature fireplace fitted with multifuel stove, oak wooden flooring, bay window overlooking front garden aspect, ceiling coving.

Kitchen/Dining area: 5.29m x 3.04m, with a recently upgraded

gloss white Kube kitchen featuring an extensive range of built-in units and presses incorporating an Island breakfast bar feature with stone worktops, built-in Neff oven, built in microwave oven, four ring hob, dishwasher, Gorenje American style fridge freezer, gas boiler, stainless steel sink unit, recessed lighting, feature grey ceramic floor tiling, Fairco window

Dining area: with oak wooden flooring and Fairco French doors opening to rear garden and capturing a south westerly mountain vista.

Utility Room: utility area off kitchen with provision for washing machine and tumble dryer

ON FIRST FLOOR THERE ARE THREE BEDROOMS:

Master Bedroom: 4.72m x 3m, with Fairco windows, carpet floor, built-in wardrobes, two feature windows overlooking rear garden aspect with mountain view vista

Bedroom 2: 3.22m x 2.83m, with carpet flooring and built-in wardrobes and Fairco window to front aspect

Bedroom 3: 2.37m x 2.60m carpet floor and Fairco window to front

Bathroom: large bathroom with newly fitted white suite comprising an upgraded walk in double shower, wash hand basin, wc, limestone tiled walls and floor, window to side aspect

Shelved Hotpress with newly fitted water tank and pump system and immersion

Outside

To the front, level lawned garden with off street parking. Gated side access to rear garden through side passage to large sunny rear garden (100 Ft) with Barna shed and feature patio area which enjoys a high degree of privacy.





Viewing: By prior appointment

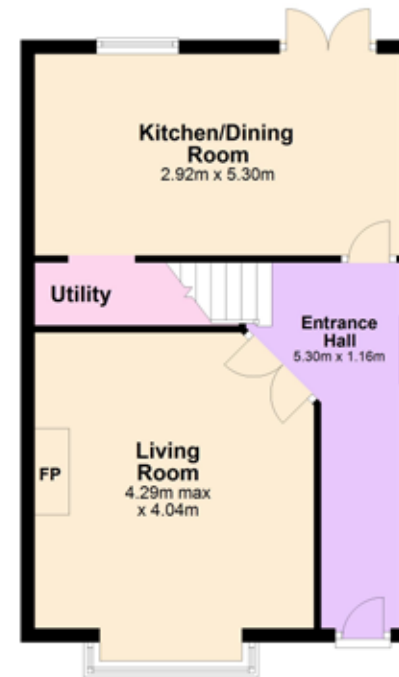
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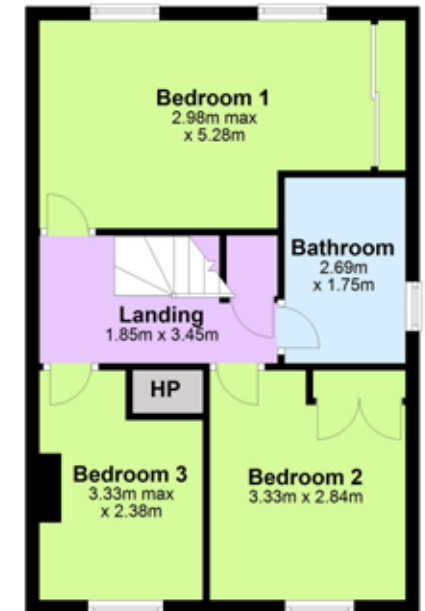
EPI: 149.25 kWh/m²/yr



Ground Floor



First Floor



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