



40 Sandyford Hall Park,
Sandyford,
Dublin 18

owenreilly

For Sale By Private Treaty



40 Sandyford Hall Park, Sandyford, Dublin 18

DESCRIPTION

Owen Reilly present this impressive, four bedroom, three bathroom, semi-detached family home overlooking an open green area. Other features include a south west facing garden to rear with side access, recently upgraded kitchen and a spacious attic with ample storage. There is off street parking for two cars in the driveway. The well presented accommodation briefly comprises entrance hall with guest WC, living room, dining room, a contemporary fully fitted kitchen with access to the south/ west facing garden. On the first floor there are three double bedrooms, one single bedroom, en-suite and main bathroom. Must be viewed to be appreciated.

LOCATION

Sandyford Hall is a highly popular residential development, easily located from Dundrum, Carrickmines, Beacon South Quarter and Leopardstown. Within the development, Sandyford Hall shopping

centre comprises a Centra, Costa Café, pharmacy, creche and a hair salon. It's a 5 minute walk to the LUAS at Glencairn while the development is serviced by the 44 & 47 bus route. The M50 is also located nearby.

FEATURES

- 5 minute walk to Glencairn Luas stop
- Excellent condition
- Four bedroom home
- Overlooking green
- Scope to extend
- South west facing
- Spacious accommodation
- Superb family home

FLOOR AREA: 114 Sq. M.

BER: D2

NEGOTIATOR:

Steven Quinn



ACCOMMODATION

Ground floor

Entrance hall (6.90m x 1.77m)

Inviting entrance hall with alarm and WC.

Guest WC (1.32m x 0.89m)

Tiled floor with WC and WHB

Living room (6.49m x 3.75m)

Spacious room, timber flooring, gas fireplace and access to the dining room.

Dining room (3.94m x 2.75m)

Bright and spacious room with timber floor and access to the rear garden.

Kitchen (5.43m x 2.61m)

Bright space with ample wall and floor mounted units, fridge/freezer, oven, hob & extractor fan, dishwasher and access to the south/west facing garden.

First floor

Master bedroom (4.94m x 3.01m)

Double bedroom, built in wardrobes and timber flooring.

Master en-suite (1.78m x 1.57m)

Fully tiled with shower cubicle, white WC and WHB.

Bedroom 2 (3.21m x 2.19m)

Single bedroom with timber flooring.

Bedroom 3 (3.28m x 2.68m)

Double bedroom, timber flooring and built in wardrobes.

Bedroom 4 (3.86m x 2.73m)

Double bedroom, timber flooring and built in wardrobes.

Main bathroom (2.06m x 2.06m)

Contemporary bathroom with white three piece suite.

Rear garden

Wonderful south/west facing garden with patio area, flower beds and shed.

owenreilly

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