



**4 Sandymount Road,
Sandymount,
Dublin 4.**

 **HUNTERS**
ESTATE AGENT

www.househunters.ie





For Sale by Private Treaty

On the instructions of Simon Davidson of HWBC Allsop acting as Receiver.

Hunters Estate Agents are delighted to present number 4 Sandymount Road to the market. This attractive 3 bedroom terraced property offers bright and spacious room proportions throughout. This elegant home is further complimented by a well stocked rear garden which also boasts side access on to Oswald Road. This fine home which comprises of entrance hall, living room, dining room, kitchen, conservatory, 3 bedrooms and bathroom would also benefit from some refurbishment throughout.



The property enjoys one of Dublin's most convenient and popular locations having all of Sandymount's many amenities within walking distance. Sandymount Village, Ballsbridge and Merrion Shopping Centre along with their vast array of coffee shops, restaurants and boutiques are all within easy reach. Some of Dublin's premier schools including St. Michaels, Muckross Park, Teresians and Blackrock College to name but a few are all easily accessible. Public transport is well catered for with Lansdowne Road DART station being within a short stroll. Number 4 Sandymount Road is also just a short drive from some of Dublin's principle places of business such as Fitzwilliam Square, Merrion Square, Baggot Street and the I.T hub at Grand Canal Dock. Numerous sports grounds are also close by including the RDS, Merrion and Pembroke Cricket Clubs and Lansdowne Football Club.



Viewing is essential and highly recommended.

SPECIAL FEATURES

- 3 bedroom terraced property
- Superb location within gentle stroll of Sandymount village and Sandymount Strand
- Gas Fired Central Heating
- Well stocked rear garden with side access on to Oswald Road
- Close to Dart at Lansdowne Road
- Approx. 121 sq m / 1,302 sq ft

ACCOMMODATION

ENTRANCE HALLWAY	4.78m(15'8") x 2.42m(7'11")	Entered through a stained glass door with cornicing, dado rail, under stairs storage, alarm pad and cloakroom.
DRAWING ROOM	5.09m(16'8") x 4.24m(13'11")	Featuring wooden floors, picture rail, cornicing, open wooden fireplace and bay window. Interconnecting doors to :-
DINING ROOM	3.89m(12'9") x 4.25m(13'11")	Feature mahogany open fireplace with cornicing, picture rail and double doors to rear garden.
KITCHEN	3.55m(11'8") x 2.40m(7'10")	Fitted wall and floor units with recess lighting, oven, hob, extractor fan, dishwasher and fridge freezer.
CONSERVATORY	3.69m(12'1") x 2.82m(9'3")	Double doors to rear garden.

FIRST FLOOR

LANDING	4.06m(13'4") x 2.40m(7'10")	Dado rail and Stairs.
BEDROOM 1	4.07m(13'4") x 4.25m(13'11")	Double bedroom with cast iron fireplace, picture rail and fitted wardrobes.
BEDROOM 2	4.11m(13'6") x 4.25m(13'11")	Fitted wardrobes, picture rail and original fireplace.
BEDROOM 3	2.92m(9'7") x 2.41m(7'11")	Fitted wardrobes.
BATHROOM	2.40m(7'10") x 2.29m(7'6")	Incorporating w.c., w.h.b., shower cubicle, feature claw foot rollover bath and wooden floor.





BER DETAILS

BER Rating: F

BER Number: 105310122

Energy Performance Indicator: 397.72 kWh/m²/yr

VIEWINGS

By prior appointment with sole selling agents on
01 676 2033

DIRECTIONS

Coming from Sandymount village travel along Sandymount Road towards Ringsend. Number 4 is situated a short distance past Star of the Sea Church on the right hand side.



GROUND FLOOR PLAN

Not to scale

For identification purposes only.



FIRST FLOOR PLAN

Not to scale

For identification purposes only.

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Terms and Conditions

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