



BENNETTS

Est. 1966
Auctioneers • Valuers • Estate Agents

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59 PARK AVENUE, SANDYMOUNT, DUBLIN 4

- A most impressive and elegant Victorian residence
- 4/5 bedrooms & 4 receptions rooms
- Excellent walk in condition
- Off street parking for three cars
- Superb location on Sandymount's premier road
- Large secluded south west facing rear garden

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by Private Treaty

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DESCRIPTION

No. 59 is a most impressive and elegant well-located Victorian family residence. Excellent spacious accommodation c. 2800 sq.ft. with period features, briefly consisting of reception hall, inner hall, living room, family room, large fitted kitchen, dining area, study, four bedrooms, fifth bedroom, two bathrooms, cloakroom. Good sized front garden with off street parking for three cars, delightful rear garden, extending to approx.140 feet with large patio area and sunny south west facing aspect on to sports grounds.

LOCATION

Situated on Sandymount’s premier road in this most sought after location. Adjacent to the Village with its all amenities, shops, restaurants, schools, sports grounds, strand, Sandymount Dart station/Sydney Parade Avenue Dart Station and Aviva Stadium. Close to Merrion Shopping Centre & Vincent’s Hospital. City Centre and the IFSC are within a ten minute drive.

CONTACT

For further information or viewing arrangements contact: Nigel Bennett – Tel: 01 260 2520 or Email: nigel@bennettsauctioneers.ie



ACCOMMODATION

Ground floor

Reception hall: features stained glass door and window, doors to cloakroom, w.c. with w.h.b., store with boiler, leading to

Main hall: 5.84m x 1.78m tiled floor, original cornice coving, centre rose, doors to

Drawing Room: 5.84m x 4.14m original marble fireplace, original cornice ceiling, centre rose, timber flooring, bay window overlooking front garden

Living Room: 4.89m x 4.85m central rose, marble fireplace, timber flooring, window overlooking side entrance, doors to

Kitchen/Breakfast Room: 5.84m x 4.86m superb extensive range of Canadian pine units, granite worktop, island counter with designer ceramic sink, superb travertine tiled floor, recessed lights, leading to light filled dining area, double doors to rear garden

First Floor

Landing: 3.46m x 3.33m

Bedroom 1: 5.99m x 4.24m two front windows, original cast iron fireplace and ceiling rose

Bathroom: 4.96m x 3.41m tiled floor and partly tiled walls, Victorian bath on claw feet, w.h.b., w.c., side window

Bedroom 2: 4.96m x 3.41m original cast iron fireplace, central rose, side window

Study: 3.08m x 4.74m fireplace, side and rear windows

Original Attic Floor

Recreation Room: 5.99m x 6.75m recessed lighting, fire place

Bedroom: 5.99m x 4.24m fitted wardrobes

Total Floor Area: c. 260 sq.m.

Price: €2,200,000

BER DETAILS

BER C2

BER No 111074837

Energy Performance Indicator: 197.74 kWh/m²/yr

Shower Room: 2.43m x 2.73m w.c., w.h.b. and hot press

Bedroom: 3.08m x 4.83m rear window

Exterior

Mature good sized front garden with parking for three cars

Side entrance

Large sized rear garden, approx. 140 foot long with feature patio with rockery and mature shrubs and trees, south west facing aspect overlooking playing fields.

