



For Sale
by Private Treaty

16A Sydney Parade Avenue, Sandymount,
Dublin 4, D04 F5Y6



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Allen & Jacobs is delighted to present this most impressive and substantial semi-detached five-bedroom family home to market. Measuring approximately 240 sq/m, no. 16A Sydney Parade Avenue is laid out over two floors, offering well-proportioned and light filled accommodation throughout; a magnificent trophy Dublin residence set for the modern family in this most convenient Dublin 4 location. Extremely well presented throughout the accommodation comprises reception hall, study, interconnection living room and dining room, large drawing room, kitchen/breakfast room, utility room and guest wc on ground floor, while the first floor offers five spacious bedrooms (master with ensuite and walk-in-wardrobe) shower room and bathroom. This well-presented family home is further complimented by large and private gardens to front, rear and side with full planning permission for detached 2 storey 3 bed residence (application reference 4673/22).

With an abundance of amenities within walking distance including Sandymount Village with its selection of shops, restaurants and bars. A wide range of recreational facilities are catered for such as Sandymount Strand, Pembroke Cricket Club, Monkstown Rugby Club, Railway Union Sports Club, YMCA and West Wood Gym. The Aviva Stadium adds to the vibrancy of the location. The IFSC, Three Arena, Sydney Parade and Sandymount Road Dart stations, East link toll bridge, Ballsbridge and City Centre are also just minutes away. All the family's educational needs are also very well catered for with many of the city's principle primary and secondary schools located within easy reach such as Lakelands, St. Matthew's National School and Star of the Sea primary schools, and St. Michael's College, The Teresians, Muckcross Park, Blackrock College and St. Andrew's secondary schools. Third level education is also very accessible at UCD Belfield and Trinity College via bus and the DART.

At A Glance

- ◆ Wonderful residence measuring approximately 240 sq/m
- ◆ Beautifully maintained and upgraded
- ◆ Large corner site position with north westerly aspect to rear and ample off-street parking to front
- ◆ Planning permission for 3 bedroom, 2 storey residence in rear garden fronting onto Richelieu Park <https://planning.agileapplications.ie/dublincity/application-details/151624>
- ◆ Secluded and landscaped gardens
- ◆ Highly sought-after location
- ◆ Gas central heating

- ◆ Double glazed windows throughout
- ◆ Excellent scope for further development
- ◆ BER C3



Accommodation

- ◆ Entrance Hall: 5.32 x 2.10m:
- ◆ Study: 3.44m x 2.44m:
- ◆ Living Room: 4.23m x 4.37m:
- ◆ Dining Room: 4.23m x 3.68m:
- ◆ Drawing Room: 7.05m x 5.62m:
- ◆ Kitchen/Breakfast Room: 6.36m x 5.26m:
- ◆ Utility Room: 3.00m x 2.56m:
- ◆ Guest WC:

Upstairs

- ◆ Landing:
- ◆ Bedroom 1: 5.55m x 4.9m:
- ◆ Walk-in-Wardrobe: 2.02m x 1.94m:
- ◆ Ensuite: 3.1m x 3.02m:
- ◆ Bedroom 2: 4.42m x 3.66m:
- ◆ Bedroom 3: 4.35m x 3.66m:
- ◆ Bedroom 4: 3.26m x 2.53m:
- ◆ Bedroom 5: 4.49m x 3.26m:
- ◆ Shower Room: 2.2m x 1.87m:
- ◆ Bathroom: 2.28m x 1.5m:

Outside

To the rear is a private c.21m x 16m north westerly orientated garden. A very wide side garden leads to the private walled front garden with ample off-street parking.



Negotiator

Andrew Allen
MIPAV MMCEPI

Viewings

Strictly by prior appointment
only with sole agents

Allen & Jacobs Estate (City Office)

5 Bridge Street
Ringsend, Dublin 4
t: 01 531 3939

e: city@allenandjacobs.ie
w: allenandjacobs.ie



Ground Floor



First Floor



PSRA License No. 002964

Allen & Jacobs Estates (City Office) 5 Bridge Street, Ringsend, Dublin 4
T: +353 1 531 3939 **E:** city@allenandjacobs.ie **www.allenandjacobs.ie**



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