

FOR SALE BY PRIVATE TREATY



SANDYFORD VILLAGE

Refurbished and extended four bedroom Georgian residence
extending to 233 sq m (2,510 sq ft) on an extensive private
site of 0.12 ha (0.3 acre)

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SANDYFORD HOUSE

SANDYFORD VILLAGE

Sandyford House is located in the heart of Sandyford Village in South County Dublin adjacent to the M50 and Luas Green Line. This listed property, steeped in history and dating from the late 1700's, has been completely renovated to an exceptional standard by Turkington Rock.

Sandyford House originally dates from the late 1700's. Following a comprehensive refurbishment of the House by the Turkington Rock team, it now comprises an extensive detached four-bedroom home measuring 2,508 sq ft (233 sq m). The original structure has been sensitively restored, renovated and extended. The services of various craftsmen from around the country were engaged to reinstate as many of the original features as possible.

Sandyford House is situated on a mature private regular shaped plot of 0.3 acre (0.12 hectare). The property

is accessed via electric gates directly from Sandyford Village. The gravel driveway leads up to the imposing three storey home. Extensive lawn gardens are provided to the front, side and rear of the property, which is south facing, with magnificent mature trees around the boundary.

Sandyford Village is located within easy reach of the M50 (J13), flyover at Sandyford which leads directly into nearby Dundrum and Sandyford Industrial Estate, frequent Dublin Bus service (44) into the city centre and a 15 minute walk to the Glencairn Green Line Luas stop located on Murphystown Road.





Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

A set of granite steps leads up to the original restored front door which is surrounded by glazing and the original ornate Georgian fanlight. This glazing affords ample light to pour into the main entrance hallway. On entering you are immediately greeted by new solid oak

herring bone/parquet flooring which covers the hallway and front two reception rooms. These rooms include a family sitting room which can be completely closed off and living room which opens into the open plan kitchen/dining area, located at the rear of the house.





The open plan kitchen/dining area has a bright and airy feel due to the glazing from the French doors which leads directly to the south facing back private garden and paved outdoor space. This enables the dining area to extend out to enjoy those long summer evenings. This is further amplified by the two large roof lights which illuminate the entire area with natural light.

The entire ground floor is heated by underfloor heating which is one of the many examples of the sensitive and seamless marriage between the original house and modern technology and comfort. The ceilings are 10' in height giving enormous sense of space through-out the ground floor.

The modern kitchen is bespoke and handmade by O'Connors of Drumleck, Ireland's leading kitchen manufacturer and is finished with a white arabesque counter top by Miller Brothers.

Miele integrated appliances come as standard with a full height side by side fridge and freezer units, large induction hob and a cooking tower. The large island unit is designed with an extra thick counter top.

There is a large boot room which has been fitted with lots of clever storage, a very useful seated bench and includes a separate Miele washing machine and dryer. The communication and heating systems are also located there.

The first floor comprises the master bedroom with extensive fitted walk-in wardrobe which was also designed and fitted by O'Connor of Drumleck and includes recessed LED lighting and soft pattern interior finish to give them a truly unique luxury feel. The master en-suite is accessed via the walk-in-wardrobe.



Throughout the four bedroom en-suites and downstairs w/c, the sanitary ware and mirrors are Georgian style by Bayswater London W2 Bathrooms with shower screens and slate shower trays by Merlyn. Each of the en-suites has the benefit of low level sensor lighting.

The second double bedroom is equally as large together with en-suite which comes fully tiled with a sleek plate glass shower door and low rise tray.

There are an additional two double bedrooms situated on the second floor together with a study/playroom. Each of the bedroom's benefits from an en-suite with one also fitted with a standalone bath and 'his' and 'hers' sinks, which would be a feature in any master suite. Both the first and second floors are heated by aluminium radiators from the air to water heating system. All four en-suites have underfloor DEVI heating mats and wall hung chrome towel rail radiators.



SPECIFICATIONS

Kitchen & Pantry

This hand crafted custom designed kitchen and boot room by O'Connors of Drumleck has been completed to the highest of standards. The tradition style kitchen has been finished to a very high specification which includes soft closing and push release doors, solid wood carcass throughout, built in bin storage and heritage brass designer handles. There are solid oak cutlery drawers with exposed dovetail joints and the signature O'Connors of Drumleck logo engrained into the side of the drawers. There are two exposed display shelves above the kitchen sink.

The kitchen, island and boot room are finished in a white arabesque counter top with the island having an extra thick counter top. The island counter top has an overhang with room for bar seating at dining side. The kitchen and boot room both have stainless steel taps, with a flush undermounted slimline stainless steel sinks.

Appliances

The following Miele appliances come with the house:

- 90cm wide Induction hob
- Slimline extractor hood
- PureLine oven
- PureLine combined microwave and oven
- PureLine warming drawer
- Integrated dishwasher
- Integrated full height fridge
- Integrated full height freezer
- 8kg tumble dryer
- 8kg washing machine

Wardrobes

The master bedroom has an elegant walk in wardrobe with ample storage. The internal carcasses is finished a soft pattern linen finish and comes with built in drawers, shelving and hanging space, all illuminated by strip LED lighting.

The other three en-suite bedrooms are fitted with handcrafted wardrobes with three panel white doors to tie in with the contrasting colour scheme and tone of the house. The internals have a light oak grained finish and all come with internal soft-close drawers and sensor lighting. There are heritage brass knobs in keeping with the style of the ironmongery throughout the house.

Internal Finishes

Walls and ceilings are decorated throughout in a variety of colours. The majority of the original internal doors have been retained and repaired by hand with all new doors in the style of the original doors and painted in dulcet green hues. Many of the rooms retain the original extra height architrave, skirting and coving throughout the house. The ironmongery along with all light switches and electrical sockets are finished with heritage brass metal covers.

Flooring

Flooring is provided throughout all rooms. The hallway consists of new solid oak herring bone/parquet flooring. A solid engineered timber floor in the kitchen and boot room. There are carpets in the living room, sitting room and all upstairs bedroom and landings. All en suites and bathrooms come fully tiled.

Bathroom and En-suites

The bathrooms and en-suites are fully fitted with high quality tiling throughout. The en-suites, bathroom and downstairs w/c have sanitary ware and mirrors in Georgian style by Bayswater London W2 Bathrooms with shower screens and slate shower trays by Merlyn. They all have the benefit of low level sensor lighting.

The bathroom is on the second floor and is also fitted with a standalone bath, 'his' and 'hers' sinks, and extra large shower. All showers have recessed built in storage alcoves with lighting. The en-suites and bathroom have underfloor DEVI heating mats on timer switches and wall hung chrome towel rail radiators

Windows and External Doors

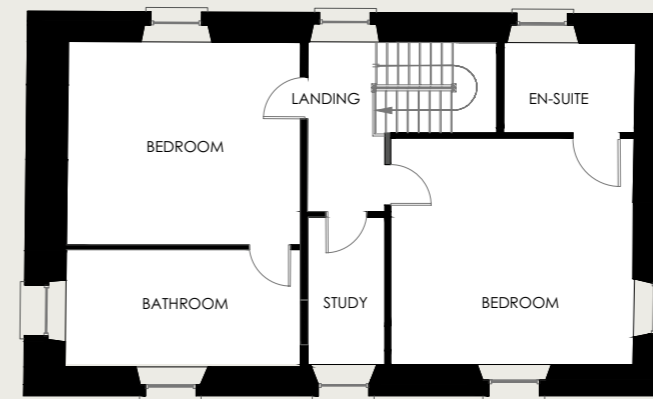
The windows are double glazed large sash timber windows. The front door and surround is the original door with fanlight that has been carefully restored. At the rear of the house is a new double glazed French doors and glazed panels with three-point locking system opening onto the rear garden and patio area.

Heating

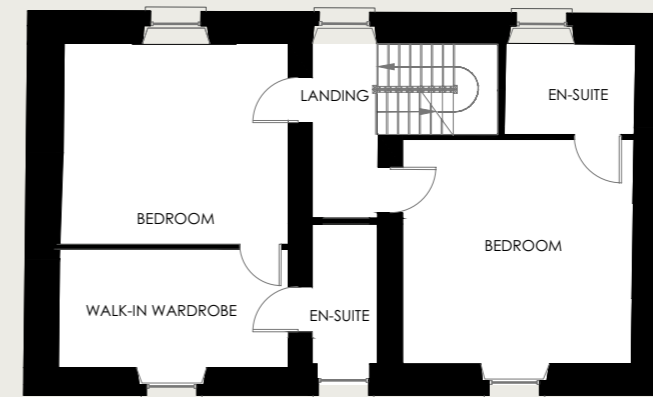
An underfloor heating system is installed on the ground floor with radiators at first floor. There is an innovative 'A'-Class airto- water heating system by Samsung with proven reduced energy cost against current market alternatives.

Electrical

The house was been fully rewired with CAT 5 data cabling (for internet/broadband) throughout. There are recessed LED down lighters throughout the house. There is a new intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided. There are mains powered smoke detector alarms and carbon monoxide alarms.



SECOND FLOOR

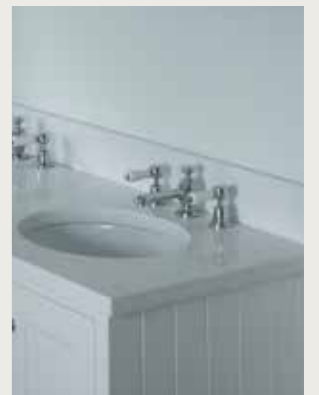


FIRST FLOOR



GROUND FLOOR

Not to scale.
"For illustration purposes only"





TURKINGTON ROCK

Developed by Turkington Rock, this house is constructed to the most exacting standards, ensuring a fantastic and secure living environment for you and your family. Sandyford House offers the best of modern living within a traditional setting which must be viewed to be fully appreciated.

www.turkingtonrock.com

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