



90 Hawthorns Road, Wedgewood, Sandyford,  
Dublin 16, D16 A4A9

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82 sqm / 883 sqft



DOUGLAS NEWMAN GOOD

**DNG**

# 90 Hawthorns Road, Wedgewood, Sandyford, Dublin 16, D16 A4A9

A great opportunity to acquire a fine 3 bed semi-detached family home c.82 sqm. boasting bright and spacious accommodation. Located within this ever popular residential development this property is sure to generate strong interest from a host of potential buyers.

Every conceivable amenity is within easy reach including Dundrum, Stillorgan and Sandyford villages with their extensive range of shopping facilities, restaurants and bars. Many of Dublin's finest schools and colleges are close by including Alexandra College, Wesley College, Rosemont School, St. Rapheala's, Oatlands, St. Benildus and UCD to name but a few. Public transport is extremely well catered for with the Luas only minutes away and a regular bus service also only within a short stroll. The M50 is also close giving easy access to the city centre and surrounding area.

Accommodation comprises entrance hall, living room, kitchen/dining room, 3 bedrooms and a bathroom. The property further benefits from a well maintained rear garden with lawns and a block built shed.

## Accommodation

Hallway 3.97 x 1.74  
Bright entrance hallway with access to:

Living room 4.27 x 3.57  
Feature fireplace

Kitchen 5.37 x 3.17  
Fitted kitchen with wall and base units, Sliding door to garden.

Landing 2.72 x 2.09  
Access to:

Hotpress 0.80 x 0.71  
Hot water cylinder, shelved storage.

Bathroom 2.49 x 1.73 max  
Bath with shower fixture, WC, whb, tiled floors, part tiled walls.

Bedroom 1 3.46 x 3.26 max  
Double bedroom to rear, carpeted flooring.

Bedroom 2 3.95 x 3.25  
Double bedroom to front, carpeted flooring.

Bedroom 3 2.90 x 2.09  
Single bedroom to front, carpeted flooring.

## Features

- Mature residential development
- C. 82 sqm/ 882 sq.ft.
- Exceptionally convenient location
- LUAS just 5 minutes walk
- M50 is 1km away
- Sandyford Business Park adjacent
- Dundrum Town Centre 1.5km

BER: E2  
BER No. 110260742  
EPI: 373.66 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €415,000

**DNG Stillorgan**  
18 Lwr Kilmacud Road, Stillorgan, Co. Dublin  
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**Negotiator:** William Bradshaw  
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PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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