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For Sale by Private Treaty

24 Ferncarrig Court, Fernleigh, Sandyford, Dublin 18

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For Sale by Private Treaty

24 Ferncarrig Court, Fernleigh, Sandyford, Dublin 18

Allen & Jacobs are delighted to bring to the market this impressive substantially extended semi-detached residence. Presented in immaculate condition throughout, no 24, has had no expense spared in joining together well-proportioned light filled accommodation spanning c.160sqm/1,722sqft with bespoke internal fittings to include; extensive use of solid timber flooring, contemporary fully tiled bathrooms, feature handmade “Victorian Salvage” kitchen units and wonderful décor throughout.

Situated at the end of a quiet cul de sac, the property benefits from an extremely large site giving a lovely secluded garden with sunny aspect & large timber wrap around deck.

The location is ideal with the LUAS station around the corner making the journey into the city centre extremely convenient. All amenities are within easy reach with a host of shopping facilities close by including, the Leopardstown Shopping Centre, Dundrum Town Centre and Stillorgan Shopping centre. The M50 is also only minutes away giving easy access to the city centre and all major transport routes.

Accommodation briefly comprise Entrance Hall, Living room, Study/Playroom, Utility room, Shower room & Kitchen/Dining/Family room. Upstairs are 4 Bedrooms (2 x En Suite & one with Walk in Wardrobe) & Bathroom.

This is a wonderful family home with viewing essential for appreciation.

At A Glance:

- Substantially Extended Family Home
- Light Filled Accommodation c.160sqm/1,722sqft
- Feature Victorian Salvage Kitchen Units
- GFCH
- Woodgrain uPVC Double Glazed Windows
- Alarm
- Re-Fitted Modernised Bathrooms Throughout
- Extensive Use of Solid Timber Floors Throughout
- 2 x En Suite Bathroom
- Jacuzzi Bath & Power Shower (incl. Body Jets) off Master En Suite
- Under floor Heating in Master En Suite
- Folding Concertina Doors off Family Room
- Off Street Parking
- Large Wrap Around Timber Deck
- Large Secluded & well Planted Rear Garden
- Walk in Wardrobe in Master Bedroom
- Side Passage
- TV & Phone Connection

Viewing

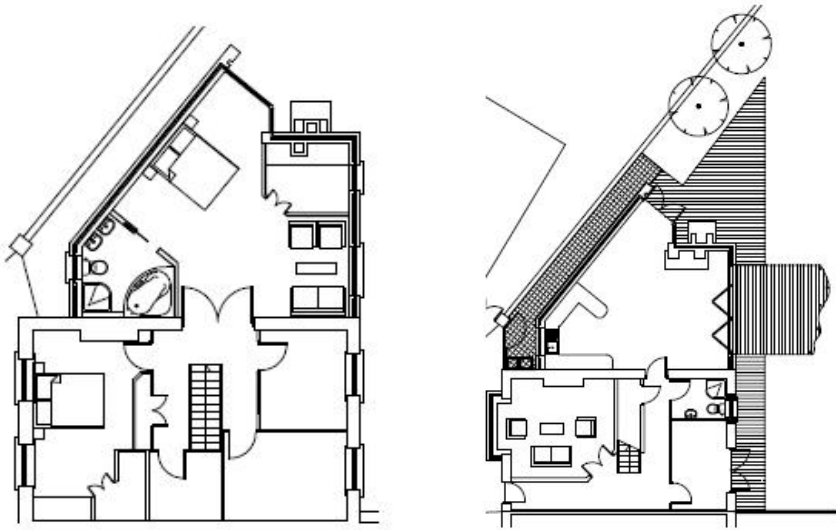
Strictly By Prior Appointment Only With
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Negotiator

Gary Jacobs MSCSI

Notes:



Accommodation

Entrance Hall

Attractive walnut solid floor; ceiling cornicing and centrepieces, heating controls

Living Room 4.57 x 3.98

Attractive walnut solid floors, feature marble fireplace with cast iron insert and granite hearth,TV point, ceiling cornicing and centrepiece

Study/Playroom 3.55 x 2.17

Patio doors to timber deck and garden, recessed chrome lighting, fitted storage press

Utility Room

Plumbed for washing machine, tiled floor

Shower Room

Quadrant shower cubicle, feature whb with timber pedestal, wc, heated towel rail, fully tiled floors and walls, recessed chrome lighting, fitted mirror, extractor fan

Kitchen/Dining/Family room 7.13 x 6.68 (max.)

Attractive ‘Victorian Salvage’ kitchen units, feature teak counter tops, freestanding island, Belfast sink, plumbed for dishwasher and gas cooker, recessed chrome lighting, attractive walnut solid floors. Feature marble fireplace with cast iron insert and granite hearth TV point, concertina folding doors to timber deck and garden



Upstairs

Landing

Shelved hot press with dual immersion, access to attic, feature natural light ceiling portholes with internal lighting, attractive walnut timber floor

Bedroom 1 4.69 x 2.78

Attractive timber floors, built in wardrobes with mirrored inserts

En suite

Built in shower cubicle, feature whb with timber pedestal, wc, fully tiled walls and floor, extractor fan, fitted mirror

Bedroom 2 (master) 6.79 x 6.22 (max)

Attractive walnut solid timber floors, tv point, recessed chrome lighting

Walking in Wardrobe 2.3 x 1.92

Attractive walnut timber floors,TV point, recessed chrome lighting

En suite

Fitted corner Jacuzzi bath, large quadrant shower with multi body spray units and waterfall head, feature whb with timber pedestal wc, fully tiled walls & floor, extractor fan, recessed chrome lighting, heated towel rail, electric underfloor heating



Bedroom 3 2.75 x 2.37

Fitted wardrobes with mirrored insert

Bedroom 4 3.34 x 2.42

Fitted wardrobes with mirrored insert

Bathroom

Fitted bath with handheld shower spray, wc, pedestal whb, fully tiled walls and floors, extractor fan

Outside

To the rear is a lovely well planted secluded South Easterly orientated garden mainly laid out in lawn with mature hedges & trees planted in the borders. There is a large wrap around timber deck which stretched the length of the house & is accessible from the study/playroom, family & dining room.

To the front is off street parking, side entrance and a low maintenance garden.

