



97 Sandyford Road, Dundrum, Dublin 16 D16X951

Beirne  
& Wise

## For Sale By Private Treaty

No. 97 is a spacious, three bedroom (originally a four bedroom) semi-detached family home with garage on an elevated site, and a secluded rear garden with an enviable south westerly aspect. Built in the mid 1960's, this is a fine property with rooms of generous proportions with large windows maximising on the available daylight. It has been well-presented and maintained by its current owners, and there is great scope to make this a truly modern family home with potential to extend to the rear or indeed convert the garage and extend over. (Subject to the relevant planning permission).

The accommodation briefly comprises; entrance hall, two interconnecting reception rooms, a kitchen/breakfast room, and a garage with adjoining utility area and w.c. Upstairs, the principal bedroom now extends the full width of the house (originally two bedrooms) with an ensuite, and there are two other bedrooms; a double and a single, and a family bathroom.

The location needs little introduction, within minutes of all the amenities the Dundrum Town Centre has to offer. It is within minutes of the Sandyford / Stillorgan Business Park, The Beacon Hospital and hotel, access to the M50, and the LUAS stop at Balally. There is a selection of well-established junior and senior schools nearby, and Airfield Estate and Marley Park are within easy reach.

### Special Features

- Convenient location in the heart of Dundrum
- Double glazed windows
- South / westerly facing rear garden
- Within walking distance of many amenities
- OFCH and Alarm
- Floor area 109 sq. m (1,173 sq. ft.), excluding the garage and utility area (20sq.m/212sq.ft).



### Accommodation

#### PORCH

With double doors and tiled flooring

#### HALL

Inviting hall with attractive wrought iron stair balustrade, and under stairs storage

#### LIVING ROOM

4.24m x 3.32m

Enjoying its elevated position with low level picture window, this is a fine reception room with brick/ tiled open fireplace with timber mantel, interconnects via double doors to;

#### DINING ROOM

3.89m x 3.64m

Overlooking the rear garden; this is a well-proportioned room with low level window and patio door to garden.

#### KITCHEN/BREAKFAST

4.59m x 3.01m

Modern fitted kitchen with tiled floor and ample room for dining, there is a range of floor and wall mounted units with tiled splash back complete with ceramic hob and built in double oven. It is plumbed for a dishwasher. Access to;



#### UTILITY

3.09m x 2.65m max dim

With floor tiling and roof light - it is plumbed for a washing machine and there is space for a dryer. There is a w.h.b. and adjoining w.c. as well as doors to both the garden and the garage.

#### GARAGE

4.97m x 2.45m

With up and over garage door

#### FIRST FLOOR

##### LANDING

With access to all the rooms and hot press

##### BEDROOM ONE

5.60m x 3.89m (max. dim.)

This is the principal room to the rear (originally 2 bedrooms) with built in wardrobes and access to;

##### ENSUITE

Fully tiled with shower cubicle complete with electric shower, w.h.b. and a bidet

##### BEDROOM TWO

4.24m x 3.32m

A good size double room to the front aspect with built in wardrobes

##### BEDROOM THREE

3.38m x 2.52m

A generous single room to the front

##### BATHROOM

With tiled walls, bath with overhead electric shower, w.h.b. and a w.c.

##### GARDENS

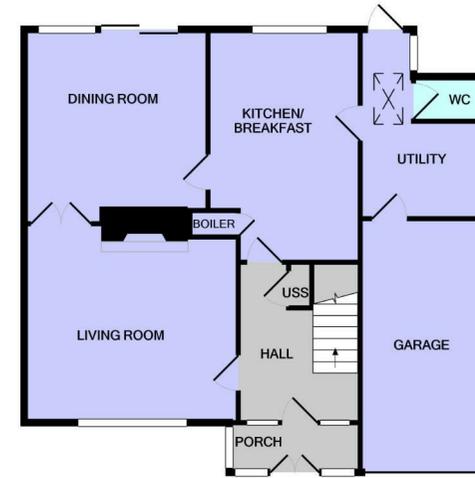
The walled front garden (10m x 8m approx.) is designed with ease of maintenance in mind with generous off street parking for several cars. The south west facing rear garden (16m x 8m approx.) is not overlooked and is an absolute sun trap with sun from dawn to dusk. Again, easily maintained with a lawn area and a tiled semi-circle patio area perfect for outdoor dining. There is a garden shed, and a selection of mature trees and shrubs.

##### BER

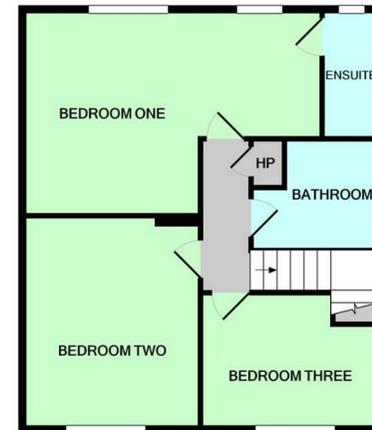
Ber No: 112905872

Output: 372.5kWh/m2/yr





GROUND FLOOR



1ST FLOOR

Beirne  
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