



9 Lea Road  
Sandymount, Dublin 4

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INTERNATIONAL REALTY





## 9 Lea Road, Sandymount, Dublin 4

### Features

- Very well maintained bright family home
- Original features include ceiling coving, solid wood doors and flooring, sash windows
- Friendly road in desirable neighbourhood within short walking distance of local schools, Sandymount Strand and village green
- Large, west facing rear garden (approx. 26 meters/85 feet) with wide variety of mature evergreen trees, flowering shrubs and fruit trees.
- Huge scope and potential to extend subject to planning permission
- Floor area approximately 125sqm (1,345 sq. ft)
- Garage.
- Gas fired central heating.

An instantly appealing family home enjoying well laid out accommodation, which benefits from a truly delightful west facing rear garden and is further enhanced by a highly convenient and sought-after location, a short walk from Sandymount Green with its wide array of Cafes & Restaurants and close to Sandymount Strand.

This most attractive part red brick fronted period home enjoys the charm and appeal of the era including feature high ceilings. It has been very well maintained over the years and now provides the opportunity to create a very special home in one of South County Dublin's most sought-after locations.

This light filled property presently extends to approximately 125sqm (1,345 sq. ft) and briefly comprises: welcoming entrance hallway, two fine reception rooms, kitchen with dining area & wide range of units, four generous bedrooms with original sash windows, family bathroom, wc. & garage

Some of the city's premier primary and secondary schools are on the doorstep, as are the host of sporting amenities that Sandymount village has to offer. Attractions such as the RDS, 3 Arena and Aviva stadium are also within easy reach. The property is within a 15 minute drive of St Stephen's Green and Grafton Street, the IFSC, and the airport via the Dublin Port Tunnel. The property is also close to Grand Canal Dock ,home to some of the worlds most renowned tech companies including Google, Facebook, X and LinkedIn to name but a few. The nearby IFSC also includes some of the country's leading law firms.











## Accommodation

**Reception Hall:** 2.05m x 4.75m (6'9" x 15'7") with understairs storage.

**Sitting Room:** 3.65m x 5.05m (12' x 16'7") with ceiling coving, varnished timber floor, fireplace with timber surround and tiled inset and slate hearth with coal effect gas fire.

**Living/Dining Room:** 3.65m x 6.25m (12' x 20'6") light filled, dual aspect room, fireplace with a painted timber mantle and tiled inset and tiled hearth, built in presses and cupboards either side of the chimney breast & storage cupboard.

**Kitchen/Breakfast Room:** 3.55m x 3.85m (11'8" x 12'8") fitted with a range of presses, drawers, electric hob with extractor hood over, integrated double Hoover ovens, larder unit, space plumbed for washing machine/ dryer, door to rear garden, gas boiler housed here.

**Bedroom 1:** 3.60m x 4.25m (11'10" x 13'11") . Double bedroom situated to the front

**Bedroom 2:** 3.65m x 3.45m (12' x 11'4"). Double room situated to the front

**Bedroom 3:** 3.15m x 2.95m (10'4" x 9'8") Double room

**Bedroom 4:** 2.90m x 2.35m (9'6" x 7'9") . Single room/office to the rear

**Bathroom:** with a very large step in shower, vanity wash hand basin, tiled floor, fully tiled walls, access to the attic.

**Separate WC:** comprising wc, tiled floor and partly tiled walls

**Hotpress:** Shelved hot press.

## BER Information

BER: E1. BER No: 102967593.

EPI: 333.55 kWh/m<sup>2</sup>/yr.

## Eircode

D04 KX33





## Outside

The front garden is walled, boarded by hedging with a lawned area & shrubs . A driveway provides off street carparking. Garage measuring 9.65m x 2.45m.

As previously mentioned, the wonderful west facing rear garden is an outstanding feature of this fine family home (approx. 26 meters/ 85 feet). It is walled and boarded by flowerbeds with an abundance of mature shrubs, perennials & apple trees. In addition there is an Outside toilet & Separate storage shed.





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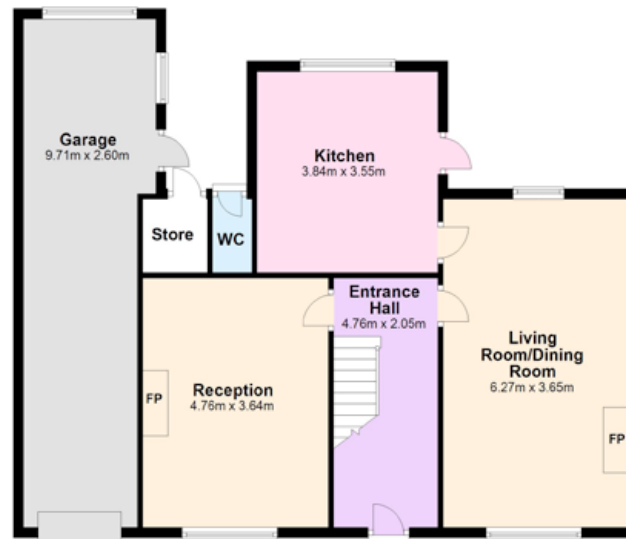
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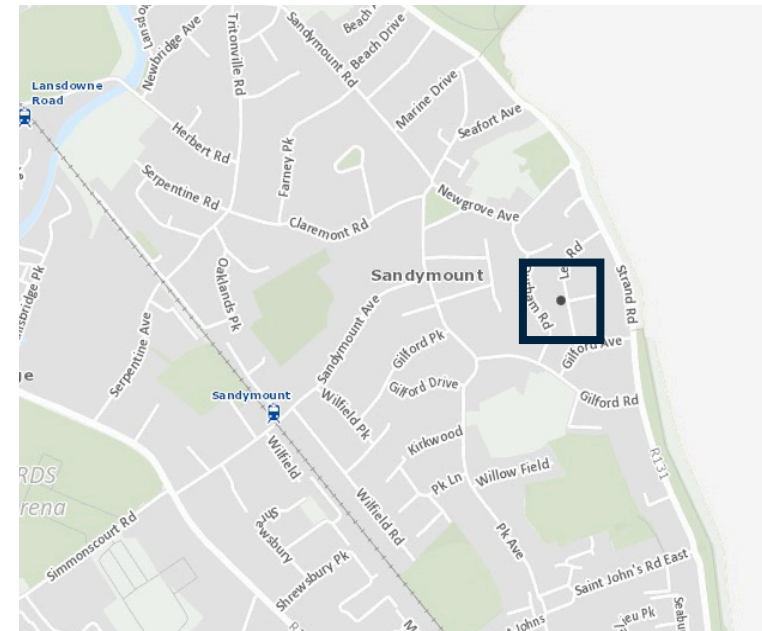
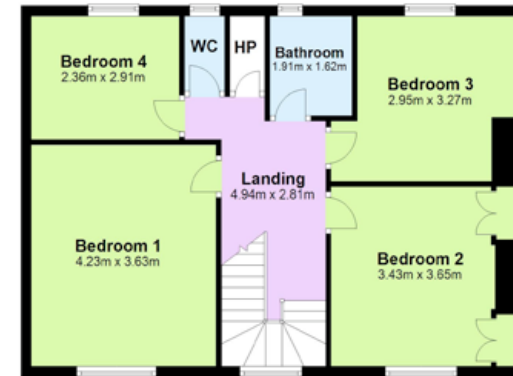


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Ground Floor



First Floor



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