



21 Ferncarrig  
Sandyford, Dublin 18





## 21 Ferncarrig, Sandyford, Dublin 18

### Features

- Outstanding family residence
- Superbly presented throughout
- Large green for families to enjoy
- Utility area
- Downstairs W.C.
- Large main bedroom with en suite
- Walking distance to LUAS
- Gas central heating
- Double glazed windows
- Floor area approximately 95sq.m (1,020sq.ft)

Situated in the ever-popular Fernleigh, is this delightful three-bedroom family residence superbly presented. This location offers a quiet safe environment with a large green for families to enjoy as well as being in close proximity to a host of local amenities including LUAS, schools, parks, shops and M50.

The light filled property comes in excellent decorative order throughout. Upon entering the property, the entrance hallway leads to a spacious living room to the front. The rear of the property is imaginatively remodelled to incorporate a magnificent kitchen / dining with utility area and downstairs WC. The dining area provides access to the landscaped rear garden. Upstairs there are three generously proportioned bedrooms, ensuite and a family bathroom. Outside the garden to the front provides off-street car parking and pedestrian access to the rear garden. The rear garden has been landscaped and extends to approx. 11m (35 ft) with attractive storage shed.

The property enjoys a wonderful location situated between Stepside and Sandyford villages and less than 10 minutes' walk from Glencairn LUAS station. Dundrum Town Centre is within a 10-minute drive and Sandyford Business District is within a 5 minute drive from the property. The property also benefits from easy access to the M50 motorway. Also convenient to a large number of primary and secondary schools. There is a wealth of local amenities including numerous golf clubs, driving ranges, Leopardstown racecourse, equestrian centres, Leopardstown medical centre and Cabinteely retail park are all within easy reach.



## Accommodation

**Entrance Hall:** 5.50m x 1.20m (18'1" x 3'11") with beautiful hardwood flooring and double doors opening to

**Living Room:** 4.85m x 4.00m (15'11" x 13'1") with attractive fireplace with slate inset and hearth with solid fuel fire

**Kitchen/dining Room:** 5.25m x 3.30m (17'3" x 10'10") with magnificent modern fitted kitchen with extensive range of cupboards, worktops, floors, and provision for integrated fridge/freezer, plumbing for dishwasher, Bosch electric hob with extractor hood over, built in Bosch oven and microwave, marble worktops, sliding door to rear garden and patio area. Door to

**Utility/cloakroom:** 1.85m x 1.80m (6'1" x 5'11") plumbing for washing machine, storage cupboard, sliding door to

**Downstairs W.c.:** with wc, whb, storage cupboard, tiled floor

### Upstairs

**Landing:** 2.80m x 3.40m (9'2" x 11'2") with door to hot press/ airing cupboard

**Bedroom 1 (Front):** 3.60m x 5.40m (11'10" x 17'9") with built in wardrobes, storage cupboard over, two windows overlooking garden to front, door to

**En Suite Shower Room:** with wc, whb, shower and storage unit

**Bedroom 2 (Rear):** 2.45m x 3.40m (8' x 11'2") with built in wardrobe

**Bedroom 3:** 2.75m x 2.40m (9' x 7'10") with built in wardrobes

**Family Bathroom:** 2.00m x 2.05m (6'7" x 6'9") bath with shower attachment, wc, whb, part tiled wall

**Outside:** Outside the garden to the front provides off-street car parking and pedestrian access to the rear garden. The rear garden has been landscaped and extends to approx. 11m (35 ft) with attractive storage shed.

## BER Information

BER: C2. BER No:110940236

EPI: 198.24 kWh/m<sup>2</sup>/yr.

## Eircode

D18 A2N8





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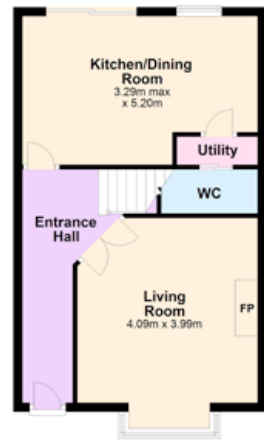
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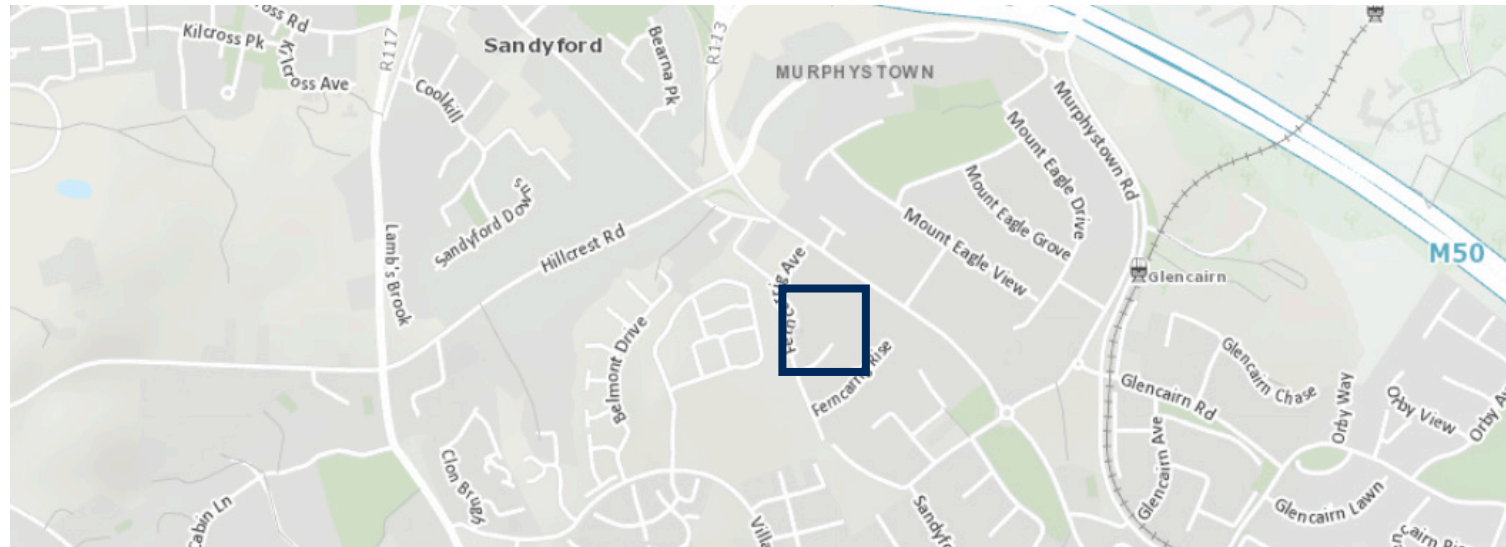
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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