



**FOR SALE BY PRIVATE TREATY**

**149 Sandyford View, Sandyford, Dublin 18**

This is a most amazing 3 bed 2 bath ground floor apartment with a unique feature of a wrap around paved patio on three sides, providing a unparalleled outdoor space for an apartment. The accommodation is excellently designed and well balanced with a very high standard of finish as are all apartments in this development, which is renowned for their practical layout and ease of management. Located in a semi rural setting yet not isolated this apartment offers the purchaser a home on the fringes of city life.

Accommodation comprises, hallway with store and hot press, living room, kitchen, three spacious bedrooms and a family bathroom. There is also a gas fired central heating, secure private patio with outdoor tap, double glazed windows, parking space and a barna shed.

It is excellently located in one of Sandyfords most desirable developments and combines a delightful rural aspect within easy commuting distance of the city. Its not often that a property of such generous family proportions comes on the market in a location with excellent schools nearby which include Benildus College, Wesley, Oatlands, Rosemount Girls Schools plus fine Primary schools such as St. Mary's, Naomh Olaf, Holy Trinity.

**Viewing is the only way to appreciate what this property has to offer and is well worth an early inspection.**



Living Room



Kitchen



#### **Ground Floor Accommodation:**

**Entrance Hall:** **5.57m x 1.47m**

It has a timber floor.

**Living Room:** **5.28m x 3.87m**

A bright room with a timber floor and sliding double doors to the amazing patio which wraps around the apartment on three sides.

**Kitchen**

**Breakfast Room:** **4.16m x 3.06m**

Modern kitchen with some integrated appliances, ample wall/floor units, a tiled floor and a breakfast area.



#### Accommodation Continued:

##### **Bedroom 1: 4.80m<sub>(Max)</sub> x 3.23m**

A double bedroom with a built in wardrobe, feature window recess, a timber floor and a large en-suite.

##### **Bedroom 2: 4.74m x 2.66m**

Double bedroom with a built in wardrobe and sliding glass doors to the patio.

##### **Bedroom 3: 3.70m x 2.08m**

Single bedroom with a built-in wardrobe and a timber floor.

##### **Bathroom: 2.28m x 1.70m**

Walls and floor are fully tiled, a bath/shower, w.h.b. & w.c.

#### Hot Press:

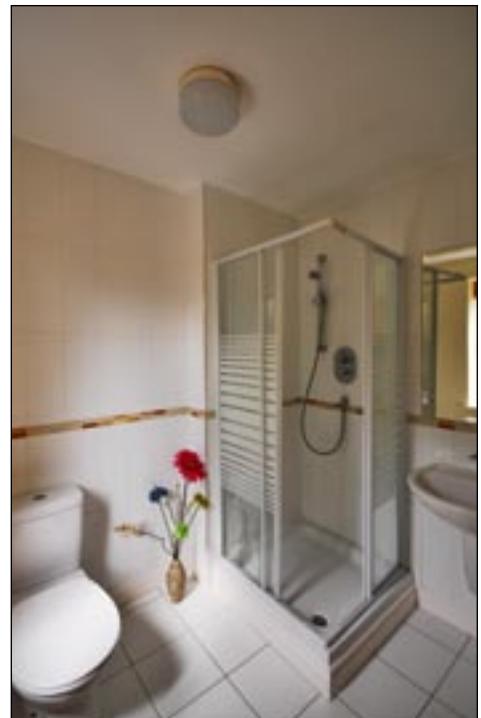
#### Store:

**Floor Area: Approx. 94.105 m<sup>2</sup> (1,012 ft<sup>2</sup>)**

**Patio Area: Approx. 135.00 m<sup>2</sup> (1,453 ft<sup>2</sup>)**

#### Outside:

An amazing feature of this apartment is its paved wrap around patio which has a planting area and is bounded by wraught iron fencing and mature shrubbery providing excellent privacy, there is also an external Barna shed.





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VIEWING:  
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