

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€695,000**

## ‘Corrin’ Sandyford Road, Dublin 16

Situated on very large gardens and featuring extended accommodation and an excellent BER rating, ‘Corrin’ will surely appeal to any growing family seeking a home of great charm and potential. Positioned in a most quiet cul de sac just off the Sandyford Rd, the home has been extended and remodelled by its present owners and could easily be extended further subject to PP. There are superb views of the Dublin mountains to the front and the beautiful rear garden offers near total privacy providing excellent recreation space. The property is perfectly laid out for modern family living and will provide an excellent standard of residential accommodation for its lucky new owners.

The bright and well laid out accommodation briefly comprises, entrance porch, entrance hallway, living room, family room, bedroom 4/ study, guest wc and whb, kitchen/ dining room, utility room. Upstairs are three bedrooms, bathroom plus an excellent attic room (with shower, wch and whb).

Outside are magnificent front and rear gardens with off street parking for 4/5 cars to the front.

**BER C2**



TELEPHONE: 01 298 4695

[www.finnegan.ie](http://www.finnegan.ie)

## FEATURES

- GAS FIRED CENTRAL HEATING (ZONED SYSTEM) • TRIPLE GLAZED WINDOWS
- STUNNING PRIVATE REAR GARDEN IN EXCESS OF 100 FEET LONG WITH EXTRA LARGE GARDEN SHED
- LARGE FRONT GARDEN WITH VIEWS OF DUBLIN MOUNTAINS AND OFF STREET PARKING FOR 4/5 CARS
- FULL EXTERNAL INSULATION AND C2 BER RATING • PUMPED WATER SYSTEM
- UTILITY ROOM & GUEST WC & WHB • ATTIC CONVERSION • WALKING DISTANCE OF LUAS & 3 MINUTE DRIVE TO M50
- SUPERB FITTED KITCHEN • SPACIOUS ACCOMMODATION OF 134m<sup>2</sup>/1,442ft<sup>2</sup> (EXCLUDING ATTIC ROOM)

## DETAILS OF ACCOMMODATION

### ENTRANCE PORCH:

Triple glazed entrance porch with tiled floor and glass panelled entrance door.

### HALLWAY:

Bright and spacious entrance hall with tongue and groove varnished timber floor and doors to accommodation off.

### LIVING ROOM:

Attractive period style fireplace with tiled hearth, tongue and groove varnished timber floor, pleasant outlook over front garden.

### FAMILY ROOM:

Fine sized reception with wood burning stove, tongue and groove varnished timber floor, door to guest wc & whb and door to side passage.

### STUDY/BEDROOM 4:

Tongue and groove varnished timber floor

### KITCHEN/DINING ROOM:

Wonderfully bright kitchen/dining room with superb fitted kitchen with extensive range of built in cupboards and drawers, 5 ring gas hob, integrated Neff oven and microwave, Villeroy & Boch Belfast style

sink unit, centre island, tongue and groove varnished timber floor, double French doors to rear garden.

### UTILITY ROOM

Plumbed for washing machine

### FIRST FLOOR

#### LANDING:

Light filled landing with tongue and groove varnished timber floor, stairs to attic. room.

#### BEDROOM 1:

Tongue and groove varnished timber floor, fully tiled step in shower unit and whb.

#### BEDROOM 2:

Tongue and groove varnished timber floor, fine views of Dublin mountains.

#### BEDROOM 3:

Tongue and groove varnished timber floor

#### BEDROOM 4:

Laminate timber floor.

#### BATHROOM:

Wc, whb, bath with shower.

### ATTIC ROOM:

Converted attic room with ample eaves storage, tongue and groove varnished timber floor, fully tiled step in shower unit and wc & whb.

### OUTSIDE:

FRONT - large front garden which is not overlooked and boasts off street parking for 4/5 cars. The garden is laid to lawn and is bordered by mature trees and shrubs and benefits from lovely views of the Dublin mountains.

REAR - very large private rear garden which is in excess of 100ft long and provides an oasis of peace and tranquility. The garden is laid to lawn with mature trees and hedges bordering including three apple trees and a pear tree. There is also a very large garden shed that could be used for a multitude of purposes.

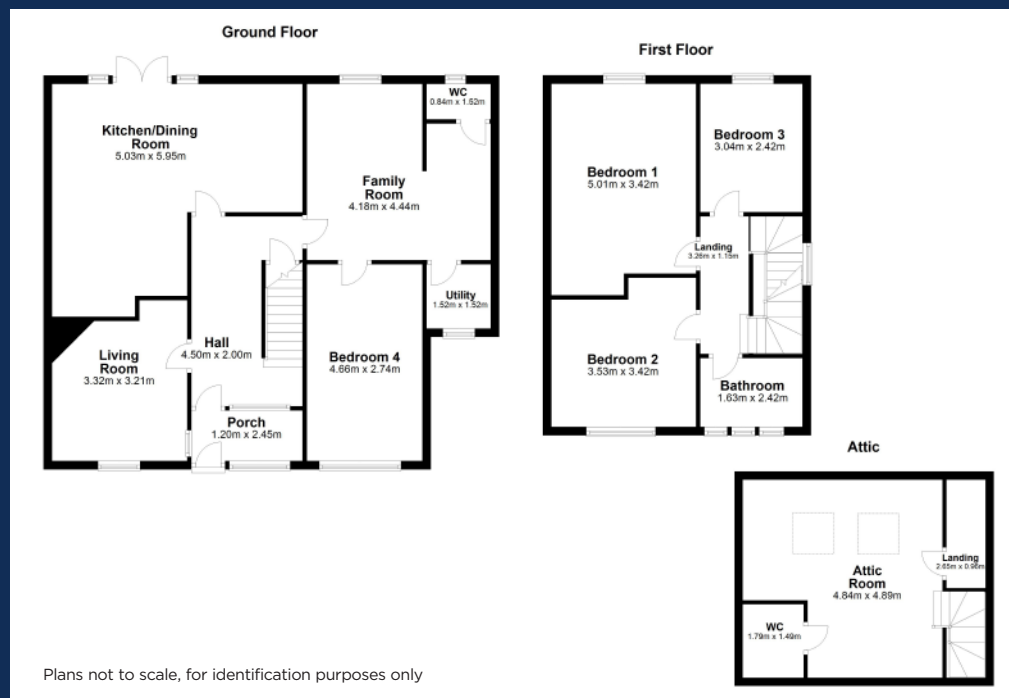
BER: C2

ASKING PRICE: €695,000

NEGOTIATOR: Colin Thomas  
087 696 1118  
colin.thomas@finnegan.ie







Dundrum is within walking distance with its excellent shopping facilities including the Dundrum Town Centre, eateries, public houses and ample public transport including the LUAS. There are also a number of well established schools close by and the magnificent Marlay Park is within a very short drive and the perfect location for an evening stroll or a weekend picnic with family and friends. Magnificent hill walks are also within a short drive with the Hellfire Club, Tibbradden wood and Cruagh Wood nearby. The Castle, Edmondstown and Rathfarnham Golf Clubs are all less than a few kilometers away. The M50 motorway is a few minutes drive away giving easy access to most major national routes and Dublin International Airport.

**Vincent  
FINNEGAN**

5 Lower Main Street,  
Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

**If you are considering selling or renting your property  
please contact our office for a free consultation**

You can view our current properties for sale on:

[myhome.ie](http://myhome.ie) | [daft.ie](http://daft.ie) | [finnegan.ie](http://finnegan.ie)

**Tel: 01 298 4695**

**Fax: 01 298 0950**

**Tel: 01 284 4312**

**Fax: 01 298 0950**

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No 001756