

BER B2



Heron Lodge

Petty Lane, Sandymount, Dublin 4

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INTERNATIONAL REALTY

Heron Lodge, Petty Lane, Sandymount, Dublin 4

A most appealing modern detached Mews enjoying bright airy living accommodation opening to a feature sunny roof terrace, ideally located in a quiet cul-de-sac off Newbridge Avenue a short walk to both Sandymount & Ballsbridge villages and adjacent to Lansdowne Road Dart station.

Heron Lodge is an architect designed contemporary Mews built circa 2010. The first floor living accommodation ensures a very bright inviting living space which opens to a feature south facing roof terrace.

The tastefully presented accommodation extends to approx. 104sq.m. (1,119sq.ft.) and briefly comprises: living/dining/kitchen, study, guest w.c. / utility room, 2 bedrooms (1 en-suite) & bathroom. The property is further enhanced by a private sunny rear garden and car port off-street parking.

Heron Lodge is tucked away off Newbridge Avenue which is conveniently located a short walk from the Lansdowne Road Dart station. This is a highly regarded and much sought after location in Sandymount within walking distance of both Sandymount & Ballsbridge Villages with their wide range of upmarket specialist shops, restaurants and pubs. This deservedly popular residential location is also within close proximity to the wonderful marine amenities along Sandymount Strand and yet easily accessible to all that Dublin City Centre has to offer.

Features

- Modern detached Mews
- Contemporary design with the living accommodation on the first floor to maximise the light
- Feature south facing roof terrace off the living room
- 2 bed (1 en-suite) plus study
- Highly convenient and sought after location withing walking distance of Sandymount & Ballsbridge villages
- Adjacent to Lansdowne Road Dart station
- G.F.C.H
- Off street car parking
- Outside store
- Floor area approx. 104sq.m. (1,119sq.ft.)



Accommodation

Courtyard: 3.15m x 6.05m (10'4" x 19'10") set behind timber gates, cobble locked providing parking. Storeroom, shelved with gas boiler.

Outer Reception Hall: 1.65m x 2.9m (5'5" x 9'6") with timber floor

Inner Reception Hall: 2.55m x 4.85m (8'4" x 15'11") with timber floor, feature open thread staircase leading up to the first floor with glass balustrade, door to rear patio.

Bathroom: bath with telephone shower attachment, w.c., wash hand basin, tiled floor and fully tiled walls

Bedroom 1: 3.05m x 4.1m (10' x 13'5") with a good range of sliderobe wardrobes, double doors out to the rear patio and door to

En-Suite: comprising shower, w.c., vanity wash hand basin, tiled floor and fully tiled walls

Bedroom 2: 2.55m x 3.4m (8'4" x 11'2") with built in wardrobes and timber floor

Upstairs

Living/Kitchen/Dining Area: open plan with doors to front balcony and south facing roof terrace

Living / Dining Area: 3.35m x 8.25m (11' x 27'1") dual aspect room with timber floor

Kitchen: 2.5m x 3.7m (8'2" x 12'2") kitchen is fitted with a range of presses, cupboards, drawers, saucepan drawers, worktop with five ring gas Bosch hob and extractor hood over, integrated oven, integrated fridge/freezer, centre island unit with wine rack, integrated dishwasher, one and a half bowl under counter sink unit with presses, and breakfast bar on the far side

Utility Room / W.C.: with plumbing for washing machine, w.c. and wash hand basin

Study (bedroom 3): 3.4m x 2.2m (11'2" x 7'3") with window to front, timber floor

Roof Terrace: 3.15m x 3.6m (10'4" x 11'10") with sunny south easterly aspect, timber deck with frosted glass surround providing privacy.

Outside: The rear patio is well walled, largely paved with gravel area and benefits from a sunny private access.

BER Information

BER: B2. BER No: 102391117

EPI: 118.86 kWh/m²/yr.

Eircode

D04 T2R6



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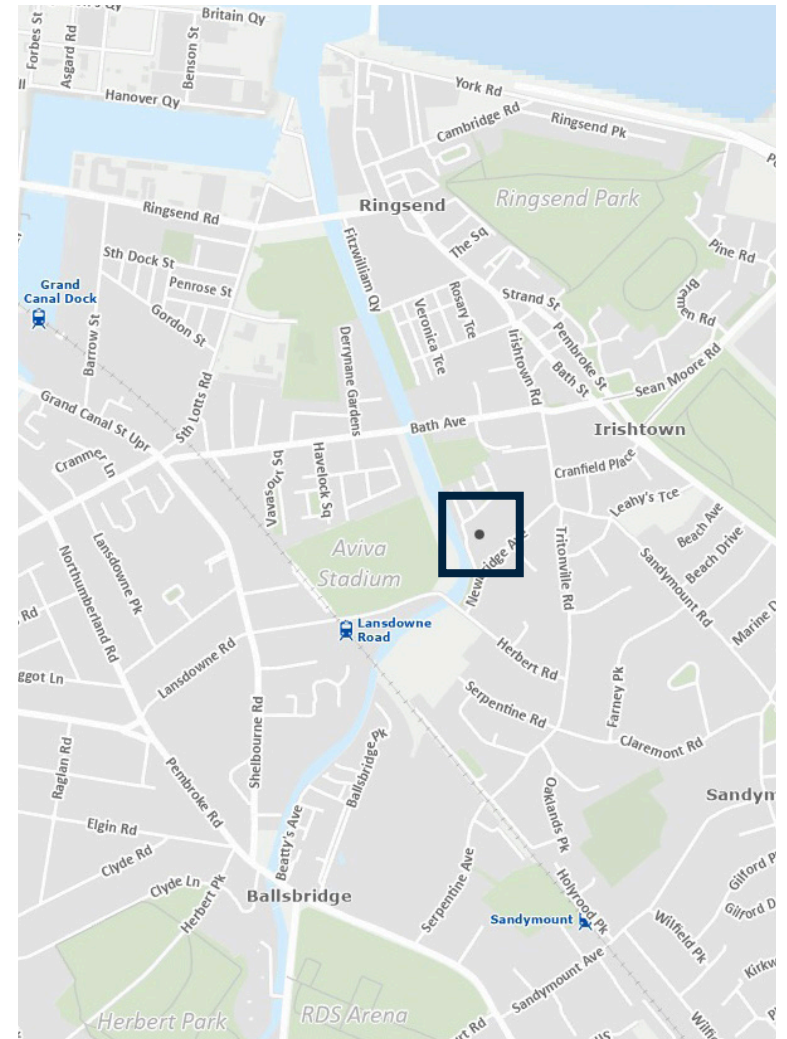
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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