



5 Sandyford Hall Close, Sandyford, Dublin 18 D18 XOW7

BER C2

Morrison  
Estates



## FOR SALE BY PRIVATE TREATY

A most appealing extended three bedroom semi detached home with a converted attic all set out with a fresh, bright and recently decorated interior; it enjoys an excellent location within Sandyford Hall in a cul de sac in this upmarket family area with well maintained garden to rear with barna shed and off street parking to front. This lovely well designed family home extends to 125 Sq. M/1345 sq. ft (excluding attic conversion currently in use as a home office of a further 10 sq.m/107 sq.ft)

This property has an excellent layout and briefly comprises on ground floor of entrance hall leading and opening to modern kitchen area with built in appliances and free standing American Fridge Freezer unit opening to bright rear extension family room overlooking rear garden which has velux windows bringing in light. There is a bright living room to front and guest wc off kitchen.

Upstairs on first floor there are three bedrooms all used as doubles and main bathroom and a stairs leads to the attic space which has been converted and is in use as a home office/ bedroom and has velux window for light.



Sandyford Hall is an established upmarket residential location built in the 1990s which is superbly located between Stepside and Sandyford villages with neighbourhood retail and service outlets nearby and a stroll away from the Glencairn LUAS stop. Leopardstown Shopping Centre with Dunnes Stores is a short distance away and Stepside, Sandyford Villages and The Park Retail Park in Carrickmines are easily accessible together with an excellent choice of local schools, churches; Dundrum Town Centre and village with it's choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is on the doorstep and Sandyford and Stillorgan Business Parks, Central Park, Beacon Hospital, Beacon South Quarter and Clayton Hotel are all conveniently located.

The area is renowned amongst families for Equestrian, Golfing, hillwalking and cycling and is easily accessible to Sandyford, Stepside villages, Leopardstown Shopping Centre, Carrickmines Retail Park and Dundrum Town Centre with their selection of retail and service outlets and major retail stores, cinema, theatre, restaurants and bars. The LUAS and M50 as well as Dundrum and the Sandyford business region are all nearby.



## FEATURES INCLUDE:

- Large three bedroom semi detached house (c. 125sq.m/1345sq.ft plus attic space used as home office of 10sq.m/107sq.ft )
- Recently extended to rear creating bright family room overlooking garden
- Attic converted with feature velux window
- Guest WC added to ground floor
- Modern neutral colour schemes throughout
- Fitted kitchen appliances namely oven, hob, extractor fan, dishwasher as well as free standing American Fridge Freezer are included in the sale
- Utility/Guest wc off kitchen with washing machine
- Gas Fired Radiator Central Heating with new Logic Max Boiler fitted in 2020
- Wired for Digital Security Alarm
- Off- Street Parking
- Easily managed rear garden with side passage access
- Presented in walk in condition throughout
- Close to the LUAS, M50 and a wealth of local amenities

## ACCOMMODATION:

**Reception Hallway:** 5.33m x 1.15m, with hardwood panelled entrance door, timber floor, digital burglar alarm panel, window to side aspect, ceiling coving, recessed lighting.

**Living Room:** 4.25m x 3.97m, with feature fireplace fitted with gas fire, bespoke built in shelving units each side of fireplace, timber flooring, bay window overlooking front garden aspect, ceiling coving.

**Kitchen:** 5.26m x 2.92m, with an extensive range of built-in units and presses, built-in Indesit oven and four ring hob, Bosch dishwasher, Samsung American fridge freezer, Logic Max gas boiler (fitted in 2020), stainless steel sink unit, breakfast bar, recessed lighting.

**Reception/family room Extension:** 3.33m x 2.90m large bright extension overlooking garden and patio area with panelled ceiling and three large Velux windows, feature windows and French doors, recessed lighting.

**Guest WC:** there is a well designed utility room with provision for a washing machine and saniflow toilet and sink off kitchen.

## ON FIRST FLOOR THERE ARE THREE BEDROOMS:

**Master Bedroom:** 4.73m x 2.97m, with timber floor, built-in wardrobes, two feature windows overlooking rear garden aspect, door to bathroom

**Bedroom 2:** 3.23m x 2.89m, with timber flooring and built-in wardrobes and window to front aspect

**Bedroom 3:** 3.43m x 2.27m timber floor and window to front

**Bathroom:** large bathroom with white suite comprising bath, separate shower, wash hand basin, wc, ceramic tiled walls and floor, window to side aspect

**Shelved Hotpress with immersion**

## STAIRS TO ATTIC STORAGE ROOM (IN USE AS HOME OFFICE)

**Attic:** 4.41m x 2.30m with feature panelled ceiling, Velux window overlooking rear aspect, recessed lighting, additional eaves storage on each side, recessed lighting, timber floors

## OUTSIDE :

To the front, level lawned garden with off street parking. Gated side access to rear garden through side passage to large sunny rear garden with Barna shed and feature patio area which enjoys a high degree of privacy.

## BER DETAILS:

**BER Number:**

C2

**Energy Performance Indicator:**

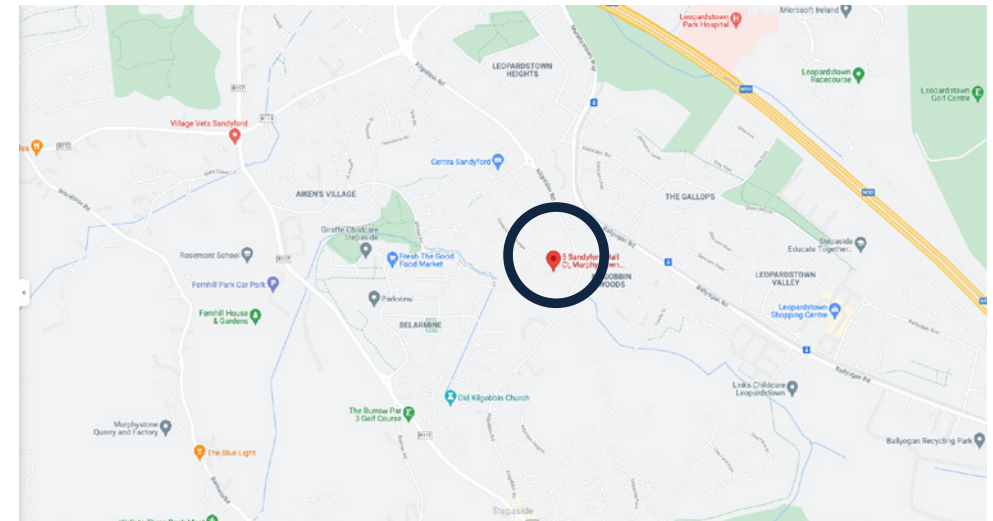
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175.4 kWh/m<sup>2</sup>/yr

## VIEWING:

By prior appointment.





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