



## 74 Sandyford Downs, Sandyford, Dublin 18

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129 sqm./ 1,387 sq.ft



DOUGLAS NEWMAN GOOD

# DNG



# 74 Sandyford Downs, Sandyford, Dublin 18

No 74 Sandyford Downs is a spacious 4 bedroom semi-detached family home. Sorohan built this attractive redbrick property awaits its new owner. Extended to the rear with an attractive conservatory and adjoining utility room, accommodation extends to a generous approximately 129 sqm. / 1,387 sq.ft The ground floor contains a large living room, kitchen with dining area, conservatory, guest bathroom and cloakroom. Upstairs there are four bedrooms (two doubles, one with ensuite and two singles) and a main bathroom. Those with young families will enjoy the safety of its cul de sac location and adjacent green area.

To the rear the garden faces east and enjoys morning sun. It is accessed directly from the conservatory or via gate to the side of the house. To the front a cobble lock driveway provides off street parking for two cars.

The location is excellent with every conceivable amenity within striking distance. Sandyford, Stillorgan and Dundrum villages are all within easy reach providing an extensive range of shopping facilities restaurants and bars, while some of Dublin's finest schools and colleges are conveniently situated including St. Columba's, Rosemount, Wesley, St. Benildus and UCD to name but a few. Transport facilities are well catered for with the Luas and the M50 both close by, providing easy access to the city centre and surrounds. For recreational facilities Marlay Park and the Dublin Mountains are nearby and a choice of Golf and Leisure clubs are all close at hand.

Viewing is strongly recommended.

## Accommodation

Hallway 5.50 x 1.95

Bright hallway with access to:

Guest wc 1.67 x 0.90

W.C., whb, tiled flooring.

Storage 0.50 x 0.90

Living room 4.05 x 5.30

Spacious living room with feature fireplace, carpeted flooring.

Kitchen 6.12 x 3.46

Fully fitted solid wood fitted kitchen with peninsula.

Conservatory 5.25 x 2.70

Glass room to rear which captures the morning sun.

Utility room 2.73 x 1.80

Plumbed for washing machine.

Bedroom 1 3.80 x 3.30

Master bedroom to rear with built in wardrobes.

Ensuite 2.30 x 1.50

Bath with shower fixture, wc, whb, part tiled walls.

Bedroom 2 4.16 x 3.30

Double bedroom to front with built in mirrored wardrobes.

Bedroom 3 2.73 x 2.03

Single to rear with built in wardrobe.

Bedroom 4 2.73 x 2.60

Single bedroom to front.

Bathroom 2.10 x 1.70

Bath with shower fixture, wc, whb, tiled floor, part tiled walls.

Hot press 0.9 x 0.9

Hot water cylinder, shelved storage.

## Features

- Gas fired central heating
- Cul de sac location
- Approx 129 sqm. / 1,387 sq.ft
- Green area adjacent
- Block built shed/ utility room
- Mature neighbourhood
- Excellent schools close by
- M50 5 mins drive

BER: D2 BER No. 109792267

EPI: 286.26 kWh/m<sup>2</sup>/yr



View By Appointment

Asking Price: €585,000

**DNG Stillorgan**

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**Negotiator:** William Bradshaw

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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