



309 Hawthorns Road

Sandyford, Dublin 16 D16 E6V2

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For Sale by Private Treaty

This superb property is a truly rare find, presented in showhouse condition and features a very attractive four bedroom, three bathroom semi detached house of approximately 156 Sq.M (1,679 Sq.Ft) with an Architect designed large modern double height extension to the rear and side of house and extended porch, this makes the most perfect rebuild with upgraded insulation set out in this prime upmarket location.

The accommodation includes on ground floor, new entrance porch, leading to office room/playroom on left and opening to the main living area which is a remodelled open plan living room leading to a large open plan kitchen extension and dining and family area with an extension to rear and side which has a separate utility room and guest wc. There are feature sliding doors to rear terrace and south facing garden area, with uninterrupted views of the Dublin Mountains. Upstairs there are four bedrooms, master bedroom ensuite and main bathroom. The property is in excellent decorative order throughout with feature parquet wooden floors in living area and a modern Kube kitchen and island.

Wedgewood is an established upmarket residential location which is superbly located with neighbourhood retail and service outlets at Balally. There is a choice of sporting and recreational amenities in the nearby area including Leopardstown Racecourse, Westwood Club, public parks with playgrounds and a selection of golf, pitch and putt courses. Equestrian facilities are short drive away, as are the Dublin mountains and the Wicklow countryside. There is a range of south Dublin's best schools nearby including St. Olafs National School, Queen of Angels National School, St Benildus College, St. Raphaelas Secondary School and Wesley College. The Kilmacud LUAS stop, Beacon South Quarter Shopping Centre and the Beacon Hospital are all a short walk away as is Sandyford Business Region and the Dundrum Town Centre. The Park Retail Park in Carrickmines is easily accessible as is the M50. This is a prime upmarket area and a perfect family location!

Features at a glance

- Bright, spacious accommodation c. 156 Sq. M (1,679 Sq. Ft)
- Architect designed home which has been entirely re-built and insulated with a double height extension to rear and side of house and internally re-modelled in 2017
- Presented in pristine showhouse condition and ready to move into
- B2 energy rating with south facing aspect
- Newly designed Kube kitchen with Miller Brothers quartz

worktops in an open plan design to incorporate a large feature Island, dining and additional family living space

- Floor to ceiling Sliding Doors system at rear designed to bring the outdoors in and maximises light with south facing uninterrupted view to the mountains
- Underfloor heating in kitchen, family area, utility, WC and office/playroom
- Stanley multifuel stove fitted in living room
- Interior designed finish with neutral colour schemes throughout
- Prime upmarket family location within a 6 minute walk from Kilmacud LUAS
- Gas fired central heating
- Double glazed windows and doors
- Digital burglar alarm system
- Landscaped rear garden with a feature rear patio area
- Close to M50, Beacon Shopping Centre, Dundrum Town Centre, Sandyford and Stillorgan Business Parks and Central Park

Accommodation

Porch Entrance: Entrance porch area incorporated to front of house with panelled entrance door with centre window, internal entrance door with glass panels each side, digital alarm panel, entrance to

Office/Reception Room: 2.48m x 2.41m with , double glazed window to front, pendant lighting

Living Room: 5.31m x 4.26m, with Parquet wooden flooring, feature Stanley Stove fitted into fireplace, double glazed window overlooking front aspect, understairs storage area, television point, double doors to

Kitchen/Dining/Family Room : 7.87m x 5.52m overall with fitted Kube kitchen, feature double glazed floor to ceiling doors opening to garden and roof window panel bringing in natural light, tiled floor, four door bay of sliding doors opening to sun terrace and landscaped gardens

Kitchen area: with window to side, Kube kitchen with Miller Brothers quartz worktops in open plan to incorporate kitchen with a large feature Island, integrated Neff fridge freezer, oven and microwave, four ring (induction) hob in centre island with integrated extractor fan, pendant lighting feature over island, tiled floor with underfloor heating

Dining Area: overlooking lawn area, with large roof window feature for natural light.

Utility Room: 2.38m x 1.91m with a range of built in storage presses on both sides and provision for washing machine and

tumble dryer, hot water storage tank, door to

Guest WC., 2.49m x .9m with white suite, tiled floor, tiled walls, doors to boiler area

Upstairs there are four bedrooms:

Master Bedroom: 4.47m x 4.23m forms part of the extension area and set out to rear aspect with a large window and feature vaulted ceiling comprising 2 velux windows, carpet flooring, door to

Ensuite: 2.49m x 1.23m with fully tiled floor and walls, white bathroom suite, double shower, window, heated towel rail, fitted vanity mirror with lighting (underfloor heating)

Bedroom 2: 4.79m x 3.16m, forms part of extension area with a window overlooking front and additional bay window overlooking front garden aspect, built-in wardrobes, pendant lighting, carpet flooring

Bedroom 3: 4.01m x 3.18m, to front aspect with built in sliding wardrobes, pendant lighting, carpet flooring

Bedroom 4: 3.29m x 3.17m with extended window to rear aspect, carpet flooring, pendant lighting

Bathroom: 3.18m x 3.12m, with fully tiled walls and floor and featuring a white bathroom suite comprising bath with shower over, glass shower panel, wash hand basin, wc, fitted vanity mirror with lighting, recessed lighting and window to side aspect (underfloor heating)

Landing

Roof Light to allow for natural light

Attic

Stira attic ladder leading to a floored attic space, for ample storage

Outside

To the front, there is offstreet parking on driveway with lawned area and garden hedging. To the rear garden there is a large south facing sunny rear garden which was recently landscaped as part of the large extension works and featuring a paved central sun trap patio area, side walls and side gate to access laneway. The garden also features mature shrubbery with hedging to side and rear which enjoys a high degree of privacy.





Viewing: By prior appointment

BER: B2

BER Number: 115374472

EPI: 100.9 kWh/m²/yr



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01 293 7100

Sandyford

10 Sandyford Office Park,

Sandyford, Dublin 18. D18 H5F1

Email: info@morrisonstates.ie

www.morrisonstates.ie

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