



## 8 Sandycove House

Newtownsmith, Sandycove, Co. Dublin





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### Features

- Highly regarded residential address
- Stunning coastal setting overlooking Sandycove Promenade
- Generously proportioned light filled accommodation of approximately 105sq.m (1,130sq. ft)
- Panoramic views from the sitting room
- Two bedrooms en-suite
- Gas fired central heating and underfloor heating in master en-suite
- Double glazed windows throughout
- Fitted carpets, window coverings, bespoke Kelly Design shelving unit, wardrobes and all appliances included in the sale
- One designated parking space and one visitor space to the rear
- A secure lockup/store and south facing communal terrace to the rear
- Annual service charge of approximately €2,500 per annum
- Within striking distance of Glasthule Village offering a wonderful array of shops, restaurants, services, amenities, and public transport links

Sandycove House is a small development of luxury apartments built approximately 20 years ago, within striking distance of Glasthule Village. The development is ideally positioned on Newtownsmith in Sandycove overlooking the promenade, Scotsman's Bay, and Rachel Joynt's iconic sculpture 'The Mothership'. The property further benefits from one designated parking space, a visitor's space, a self-contained lockup store and a shared south facing terrace. This is a rare opportunity to acquire a beautifully presented light filled duplex apartment with stunning sea views.

Internally the accommodation generously extends to approximately 105sq.m (1,130sq. ft) and briefly comprises of a welcoming entrance hall with intercom system. Off the hall there is a well-proportioned guest w.c. and a spacious utility room. Steps lead up from the hall into a stunning sitting room with solid oak flooring, a vaulted ceiling, feature fireplace with gas coal effect inset and panoramic views over Sandycove Promenade from the large bay window. Off the sitting room there is a kitchen fitted with Shaker style units and integrated appliances and to the rear there is a large bedroom with a fitted wardrobe, desk with an en suite bathroom. Upstairs there is a wonderful master suite with a bespoke Kelly Design wardrobe. This room is light filled and benefits from a sunny southerly orientation with a view over to Glasthule Church. Off the bedroom there is a large dressing room with a luxurious en suite with underfloor heating completing the internal accommodation.

Sandycove is one of South County Dublin's most scenic coastal suburbs, with an abundance of natural beauty on its doorstep. There are many other buildings of architectural interest to include the James Joyce Tower and Geragh, the iconic Michael Scott home built in 1937. Sandycove and Glasthule villages offer a huge array of services and shops to include Cavistons, 64 Wine, Hatch Coffee and The Punnet together with many excellent restaurants and pubs including Fitzgerald's. Sandycove and the surrounding coastline is an area of great natural beauty with many scenic walks along the Promenade and two piers, swimming in The Forty Foot and the recently restored Dun Laoghaire Baths. There is an excellent selection of public transport links to include the DART, a bus route and the Aircoach, providing a direct link with Dublin Airport. This area is very popular with families, artists, musicians, and writers because of everything it offers.













## Accommodation

**Entrance Hall:** 1.6m x 5m (5'3" x 16'5") front door opening in, L-shaped with tiled floor, intercom system, fuse board and steps leading up to a lobby

**Sitting Room:** 5.05m x 5.5m (16'7" x 18'1") with glazed double doors opening in, solid oak flooring, two windows looking out to the front, one a bay, bespoke Kelly Design bookshelf, gas coal effect fire with back boiler, recessed lighting, and steps down into the

**Kitchen:** 2.5m x 4.05m (8'2" x 13'3") with tiled floor, a range of Shaker style units, mosaic tiled splashback, Britannia six ring gas hob, Elica stainless steel chimney extractor, integrated Hotpoint dishwasher, Siemens oven, grill above, integrated microwave, integrated De Dietrich larder fridge/freezer, stainless steel sink and drainer

**Guest W.C.:** tiled floor, fully tiled walls, w.c., wash hand basin, mirror, and light above, extractor fan, recessed lighting

**Utility Room:** 2.43m x 1.2m (8' x 3'11") with tiled floor, Bosch washing machine, Thor half freezer, cupboards above, and recessed lighting

**Bedroom 1:** 3.15m x 5m (10'4" x 16'5") with two windows looking out to the rear, fitted desk with cupboard above, fitted wardrobes and door to

**En Suite Bathroom:** with tiled floor, fully tiled walls, w.c., wash hand basin, mirror above, bath with shower over, recessed lighting, extractor, and chrome heated towel rail

**Upstairs:** oak staircase

**Landing:** hot press with ventilated shelving and hot water tank, Velux skylight and recessed lighting

**Master Bedroom:** 5.05m x 3.55m (16'7" x 11'8") with bespoke Kelly Design wardrobe, two windows looking out to the rear, two Velux skylights overhead, recessed lighting, door into the

**Dressing Room:** 2.6m x 2.1m (8'6" x 6'11") with mirrored sliderobes to one side, his & hers wardrobes opposite and door to

**En Suite Bathroom:** with tiled floor, underfloor heating, fully tiled walls, corner bath, corner shower, wash hand basin set into a vanity, mirrored medicine cabinet above, chrome heated towel rail, w.c., and three Velux skylights overhead

## BER Information

BER: C1. BER No: 100537711.

EPI: 163.33 kWh/m<sup>2</sup>/yr.

## Eircode

A96 WR12



## Outside

To the side of the property there are secure electric gates opening into a private car park where there is one designated parking space and one visitor space. There is also a lockup store, bin storage and steps lead up to a shared south facing terrace with mature planting and views over to Glasthule Church.





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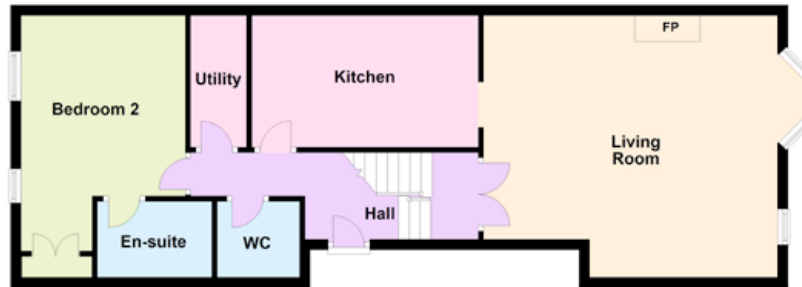
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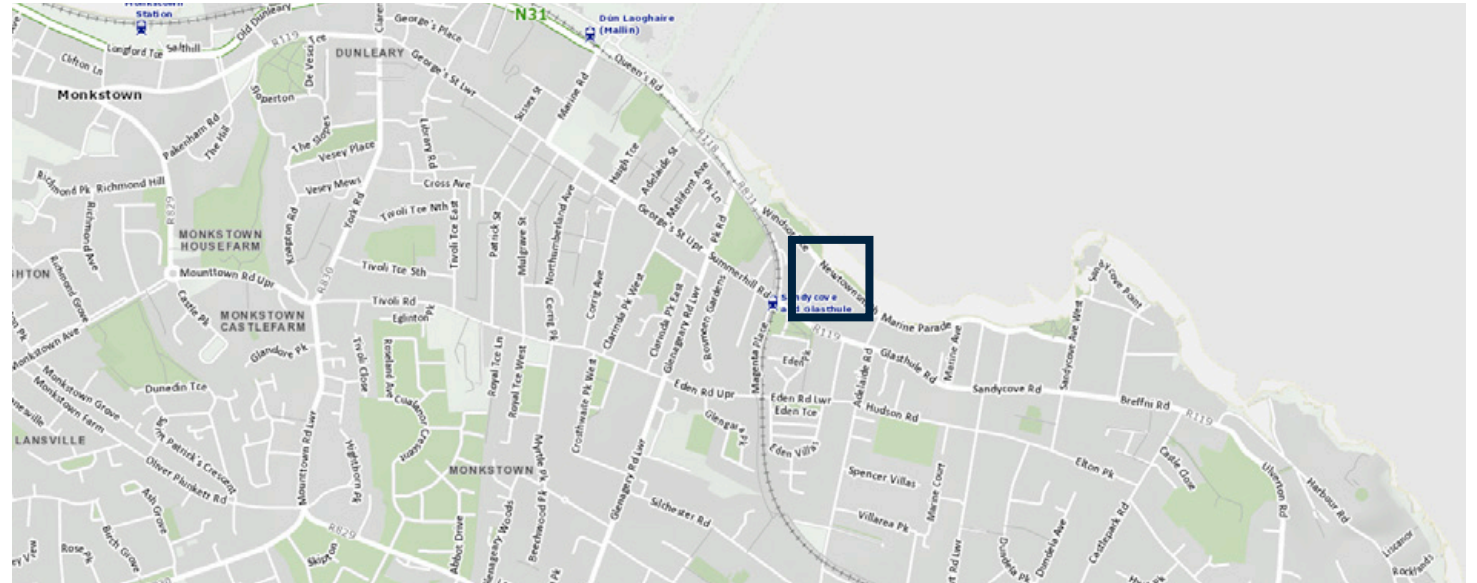
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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