



2 Marine Drive, Sandymount, Dublin 4

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to present to the market, this stunning 4 bedroom semi-detached home, set within striking distance of Sandymount village and within a short stroll of Sandymount strand.

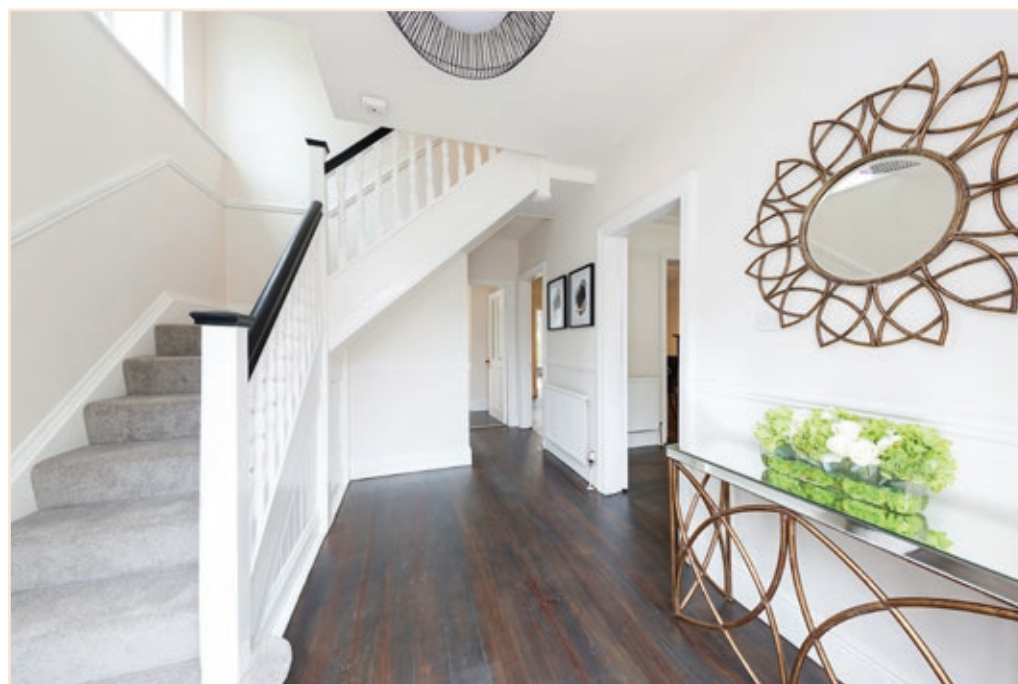
No. 2 Marine Drive offers spacious accommodation extending to approx 134 sq.m/ 1,442 sq.ft. and comprises of an entrance hall, guest WC, living room, dining room, sunroom and kitchen/ breakfast room on the ground floor while four bedrooms and main bathroom are located on the first floor. There is off street parking to the front and a garage. To the rear there is a paved patio area and lawn, bordered by mature trees and shrubs.

This property enjoys one of Dublin's most convenient and popular locations having all of Sandymount's many amenities on its doorstep including Sandymount Strand, Sandymount Village and Ballsbridge with their array of bijou restaurants, coffee shops and boutiques are all within a gentle stroll. Public transport is well catered for with easy access to Sandymount DART station and bus routes. Numerous sports grounds are all close by including the RDS, the Aviva Stadium, Merrion and Pembroke Cricket Clubs, Railway Union Sports Club and Lansdowne Football Club. Numerous highly regarded schools including Muckross, Loreto, Blackrock, St. Andrews and St. Michaels College.

Viewing is highly recommended.

SPECIAL FEATURES

- » Stunning 4 bedroom semi-detached home.
- » Prime Location just off Sandymount Road.
- » Spacious accommodation extending to approx. 134 sq.m/ 1,442 sq.ft.
- » Gas fired Central Heating
- » Eircom Phone Watch
- » Close to numerous amenities including The RDS, The Intercontinental Dublin, Sandymount and Ballsbridge.
- » Numerous highly regarded schools including Muckross, Loreto, Blackrock, St. Andrews and St. Michaels College.





ACCOMMODATION

ENTRANCE PORCH

2.88m (9'5") x 4.65m (15'3")

Attractive Hallway, dado rail, under stairs storage, alarm pad and polished wooden floors.

GUEST WC

1.59m (5'2") x 1.79m (5'9")

Incorporating WC, wash hand basin, shower cubicle with electric shower, fully tiled.

LIVING ROOM

4.39m (14'5") x 3.35m (11'0")

Feature bow window, cornicing, picture rail, attractive wooden fireplace and polished wooden floors. Sliding doors lead to:-

DINING ROOM

4.39m (14'5") x 3.35m (11'0")

Attractive wooden fireplace, cornicing, picture rail and polished wooden floors. Opening to:-

SUNROOM

8.33m (27'4") x 3.21m (10'7")

Large Velux window, double doors leading to rear garden, polished wooden floors. Double doors lead to:-

KITCHEN/ BREAKFAST ROOM

3.09m (10'2") x 5.58m (18'4")

Incorporating fitted wall and base units, Beko oven, hob and extractor fan and Blanco sink. Door leading to rear garden.

FIRST FLOOR

Landing with Stira to attic.

BEDROOM 1

3.48m (11'5") x 2.42m (7'9")

Overlooking front garden with fitted wardrobe and cast iron radiator.

BEDROOM 2

3.57m (11'7") x 2.42m (7'9")

Overlooking front garden with fitted wardrobe.

BATHROOM

2.40m (7'9") x 1.71m (5'6")

Suite incorporating WC, wash hand basin, bath with Triton electric shower and hotpress.

BEDROOM 3

3.59m (11'8") x 1.98m (6'5")

Overlooking rear garden with fitted wardrobe and feature cast iron radiator.

BEDROOM 4

3.83m (12'6") x 1.98m (6'5")

Overlooking rear garden with fitted wardrobe and feature cast iron fireplace.



OUTSIDE

REAR GARDEN

9.88m [32'5"] x 22.38m [73'5"]

Paved patio area, lawn, mature trees, shrubs and plants. North Westerly aspect.

GARAGE

4.38m [14'4"] x 2.4m [7'10"]

Gas Boiler

FRONT GARDEN

Cobblelock driveway, outdoor lighting, bordered by wall and laurel hedging.

DIRECTIONS

Coming from Ringsend continue straight on the Irishtown Road, straight onto Tritonville Road, turn left onto Sandymount Road, take the last turn on the left onto Marine Drive, the property is situated on the left hand side.

BER DETAILS

BER Rating: E1

BER Number: 108865999

Energy Performance Rating: 316.91 kWh/m²/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 6680008 or info@huntersestateagent.ie

 **HUNTERS**
ESTATE AGENT

T 01 668 0008

E info@huntersestateagent.ie W www.huntersestateagent.ie

St. Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin



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