



## Ballyshane

Woodside Road, Sandyford, Dublin 18 D18 T8Y1

Morrison Estates

## For Sale by Private Treaty

### An Exceptional Four-Bedroom Detached Residence in a Prestigious Countryside Setting

Nestled within a prime and highly sought-after enclave along Woodside Road in Sandyford, this outstanding architect-designed detached residence presents a rare opportunity to acquire a home of remarkable distinction. Accessed via electric entrance gates, the property is set on an elevated and secluded site. It extends to approximately 247 sq. m (2,658 sq. ft.), with an additional attic level currently in use as a fifth bedroom. Beautifully maintained and presented in impeccable, turnkey condition, this home effortlessly blends contemporary sophistication with tranquil countryside living.

The interior is thoughtfully designed across two spacious levels, offering a seamless balance of style and functionality. At entrance level, a welcoming double height hallway with tiled flooring leads to three double bedrooms and one single bedroom. The principal bedroom has a large ensuite bathroom and there is also a family bathroom and walk in hotpress on this level.

From the entrance hall, a turned staircase with contemporary glass balustrade leads to the first floor landing and living accommodation. Double glass panelled doors open to the elegant light-filled living/dining space designed for modern family life, featuring a polished sandstone fireplace, an extended glass sunroom that floods the space with natural light, alongside a bespoke, fully equipped bar—perfect for hosting guests in style. There is direct access into the open plan kitchen/family room which creates a circular flow to this house.

This triple aspect room with its wood burning stove and captivating views to the garden really is the heart of the home. The superb contemporary kitchen area is complete with premium integrated appliances, marble worktops, a striking central island and solid wood cabinetry which makes this an open and spacious family and dining area. From here, doors lead onto an expansive sun terrace and gardens, ideal for al fresco dining and entertaining.

Returning to the first floor landing, a second staircase leads to the attic level which provides a versatile additional room, currently configured as a fifth bedroom with its own ensuite, offering excellent flexibility for guests, a home office, or private retreat.

Externally, the property is surrounded by beautifully landscaped gardens, enjoying all-day sunshine and complete privacy. This exceptional outdoor setting provides an idyllic space for family life, entertaining, or simply relaxing in peaceful surroundings.

Woodside Road is synonymous with exclusivity and convenience, ideally positioned just moments from Blackglen Road and within easy reach of Dundrum Town Centre. The area boasts an abundance of premier amenities, including Leopardstown Racecourse, Westwood Club, Fernhill Park and Gardens, and Marlay Park, as well as a selection of golf courses, equestrian facilities, and scenic walking trails. Renowned local landmarks such as The Blue Light Pub and Johnnie Fox's Pub are also close by.

The property is ideally located for professionals, with the nearby Sandyford Business District home to many leading multinational companies. Excellent transport links, including the M50, LUAS Green

Line, and a range of bus routes, provide effortless connectivity to Dublin city and beyond.

This is a home of exceptional quality, offering privacy, elegance, and modern comfort in one of South Dublin's most desirable addresses.

## Key Features

- Prestigious and highly sought-after location on Woodside Road
- Architect-designed residence set on an elevated, private site
- Approx. 247 sq. m (2,658 sq. ft.) of beautifully proportioned accommodation
- Impeccably presented in turnkey condition with refined interiors
- Contemporary kitchen with marble worktops, feature island with gas hob, and integrated appliances
- Separate utility room with extensive storage and guest WC
- Four bedrooms plus converted attic (fifth bedroom with ensuite)
- High-quality bathrooms with premium finishes throughout
- Solid oak flooring and fitted carpets
- Wood-burning stove and burglar alarm system
- Private gated entrance, landscaped gardens with water feature and superb sunny aspect
- Close proximity to Dundrum Town Centre, Sandyford Business District, Beacon Hospital, LUAS, and M50

A truly exceptional residence—Ballyshane offers the perfect balance of luxury, privacy, and convenience.

## Accommodation

**Entrance Hallway:** 4.24m x 3.99m bright welcoming entrance area with tiled flooring, alarm panel, intercom to electric gates

Lower Level Four Bedrooms and Bathroom

**Master Bedroom:** 5.17m x 4.48m with window overlooking garden aspect, carpet floors, range of built in wardrobes and door to

**En- Suite Shower Room:** 3.24m x 2.04m with fitted shower, wc, whb with built in vanity unit and mirror over, ceramic tiled walls, tiled floor, frosted window to front

**Bedroom 2:** 3.54m x 3.50m double bedroom with range of built-in wardrobes, carpet floor and bay window overlooking gardens aspect

**Bedroom 3:** 3.93m x 3.89m double bedroom with carpet floor, fitted wardrobes and window to rear

**Bedroom 4:** 3.03m x 2.86m single bedroom with carpet floor and window to rear

**Bathroom:** 3.54m x 1.91m family bathroom with white suite comprising a bath with telephone shower over, glass screen, wc, whb with built in marble vanity unit and mirror over, ceramic tiled



walls and wooden tiled floor, window to rear

Shelved Hotpress with dual immersion

#### Upstairs:

Turned staircase to carpeted first floor landing, windows to rear garden

#### Upper-level Living area:

**Living Room/Dining Area:** 8.67m x 4.83m with carpet flooring, feature sunroom with extended glass area to maximise view, polished sandstone fireplace, recessed shelving, fully fitted guest bar area, ceiling coving, recessed downlights, door opening to

**Kitchen / Diner / Family Area:** 10.35m x 5.15m open plan triple aspect sitting room area, polished sandstone fireplace, wood burning stove, oak timber flooring, windows overlooking gardens, door to sun terrace

**Kitchen Area:** modern high quality fitted kitchen, centre island with gas hob, extractor fan, marble worktops, and a range of built in kitchen units, kitchen appliances including, integrated dishwasher and integrated American Style fridge freezer, wall mounted double oven, and door to

**Utility Room / Guest WC:** 2.98m x 2.41m with window overlooking rear and door to rear garden

**Second Floor:** Attic conversion, 2 Velux windows. Door to: ensuite, tiled flooring, Velux, window, wc, whb & shower.

## Outside

The property is accessed via electronic gates with a cobblelock driveway providing ample car parking for multiple cars. The house is surrounded by landscaped gardens, manicured lawns and features tiered areas. A superb private sunshine terrace, perfect for outdoor entertaining. Large metal shed offers plenty of outdoor storage.

## Why This Home Stands Out

Ballyshane offers the perfect balance of luxury, space, and location. With exceptionally private sunny gardens, and proximity to some of Dublin's best schools and amenities, this property represents a rare opportunity to acquire a quality family home in walk-in condition.

Viewing is Highly Recommended

This is a home that truly must be seen to be appreciated. Whether you are upsizing, downsizing or rightsizing, this home is ideal for anyone seeking a premium South Dublin address with modern comforts and long-term appeal.









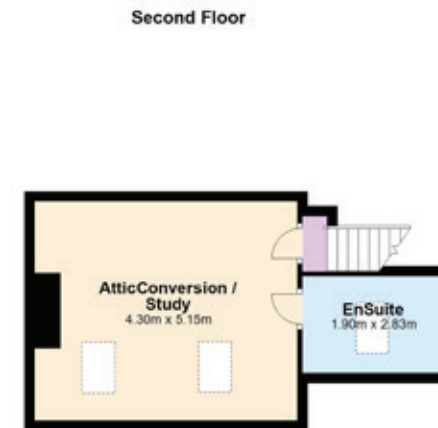
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