

13 SANDYMOUNT ROAD



Sandymount, Dublin 4

FOR SALE



BER D2



13 SANDYMOUNT ROAD

A substantial Victorian (c 1850) residence of considerable charm and elegance with approximately 325 sq.m (3,500 sq.ft.) of beautifully proportioned accommodation over three floors.

A flight of granite steps approach the front door opening into an elegant light filled reception hall with impressive ornate ceiling plasterwork, centre rose and two feature arched sash windows which welcome you into this stylish and warm home. From here, one is lead to the inner hall and two classic interconnecting reception rooms, running the length of the house.

The first reception room (drawing room) to the left of the hall features a marble fireplace with tiled insert and gas fire and two sash windows with shutters overlooking front garden. Double doors connect the second reception room, again with marble fireplace with tile





ACCOMMODATION



At garden level is a good size TV room and Dalkey Design Kitchen /Breakfast room, certainly the heart of this home. Further accommodation on this level includes a tack room which could be used as a bedroom, shower room and separate utility with direct access to the rear garden.

At the first floor level there are three bedrooms, A wonderful sized master bedroom overlooking the front with stunning ensuite showcasing a jacuzzi bath. A luxurious family wet room can also be found on this level. The second floor has the 4th bedroom with ample fitted storage space. These well-proportioned bedrooms lend themselves to an abundance of natural light mainly due to the large sash windows throughout.





ACCOMMODATION





GARDENS & LOCATION

This fine family home is approached through a substantial front garden which gives access to both front and side of the property. The rear mature garden is South West facing . As it is a corner site the gardens surrounds the property on three sides allowing for secure off street parking off Tritonville Crescent and a walled sunny south facing rear garden completes the picture.

13 Sandymount Road is within easy walking distance of the village of Sandymount with its wide range of shopping facilities. The villages of Ballsbridge and Donnybrook are also close by with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Sandymount Strand, Irishtown Nature Park, Herbert Park with its 32 acres of grounds catering for an extensive range of amenities

that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and Fitzwilliam Lawn Tennis Club to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St Michael's College, Blackrock College, Muckross Park, Loreto College St. Stephen's



FEATURES

- Original features throughout
- Underfloor heating at ground floor level
- South west facing rear garden
- Timber sash windows
- Parking for 2/3 cars behind electric gates.





DETAILS

BER: D2 BER Number: 112264833

Approx. House: 325 sq. m / 3,500 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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