



12 Moreen Lawn, Blackthorn, Sandyford, Dublin 16 D16 NV63





FOR SALE BY PRIVATE TREATY

An inviting and most appealing semi detached family home which has been very well maintained over the years and with a welcoming and comfortable ambience throughout. This home has well maintained gardens to front and rear and has a potential to extend to side and rear (STPP) and is located in a great location within this very nice mature family area at the end of a cul se sac and beside a green park area, tennis court and all weather pitch. This makes this property an ideal family home.

Accommodation includes front porch leading to a bright entrance hall, bright reception room to front, large living room to rear opening to garden, kitchen to rear overlooking rear garden. Upstairs there are three double bedrooms and main bathroom that has been recently upgraded.

Situated in the heart of Sandyford with a view of the Beacon Hotel and green area and near Dundrum, this home is an established and highly regarded residential location with a range of excellent creche facilities, schools including Queen of Angels, St. Marys Sandyford and Wesley College. Beacon South Quarter shopping centre is a few minutes walk away and the LUAS is a 15 minutes walk. Dundrum shopping Centre is also nearby with a selection of restaurants, bars and cafes. There are excellent public transport facilities available including a regular bus service and luas service, and the M50 is also conveniently located.

Sporting and recreational amenities in the nearby vicinity include Gym selections in Sandyford and Dundrum, and the Leopardstown Racecourse and Leopardstown and Stepside Golfing facilities are also nearby as well as Dundrum & Stillorgan Cinemas and shopping.

DISTINCTIVE FEATURES AT A GLANCE

- Bright, well maintained accommodation c. 95sq m
- Central Sandyford location beside the Beacon Hotel area
- Spacious and bright well proportioned interior with flexible layout
- Fitted oak timber flooring downstairs and carpets, curtains and kitchen appliances namely oven, hob, fridge/freezer, washing machine and dishwasher included in the sale
- Oil Fired Central Heating
- Potential to extend/remodel, subject to planning if required.
- Off Street Parking to front
- Mature gardens which enjoy a high degree of privacy
- Envious location close to the LUAS, Dundrum and easily accessible to the M50

ACCOMMODATION

Entrance porch

Reception Hallway: 4.3m x 1.8m, entrance door with glass inset, oak timber flooring, with telephone point, storage area and doors to

Front Reception Room: 4.6m x 3.1m, with oak timber floor, large window overlooking front, Stanley wood burning stove feature

Living Room rear: 4.6m x 4.4m, open plan living space, oak timber floor, large French doors overlooking rear garden

Kitchen: 2.63m x 2.35m, with range of built-in units, stainless steel sink unit, fridge/freezer, oven and hob, dishwasher, large window overlooking rear garden

UPSTAIRS THERE ARE THREE BEDROOMS:

Bedroom 1: 4.67m x 2.97m, carpeted, radiator, large window overlooking rear garden

Bedroom 2: 3.62m x 2.97m, carpeted, with built-in wardrobe, window overlooking front

Bedroom 3: 4.42m x 2.91m, carpeted with built-in wardrobe, window overlooking front

Bathroom: 2.49m x 1.63m with suite comprising corner shower, vanity wash hand basin, wc, ceramic tiled walls throughout and 2 x windows to rear

Landing: generous landing area with trap door to attic, hot press

OUTSIDE: To the front, off street parking driveway. Lawned garden with hedging and mature planting.

To the rear, extensive lawned garden with patio area and extensive mature hedging. Oil tank, storage shed at side rear of garden. Rear access gate.

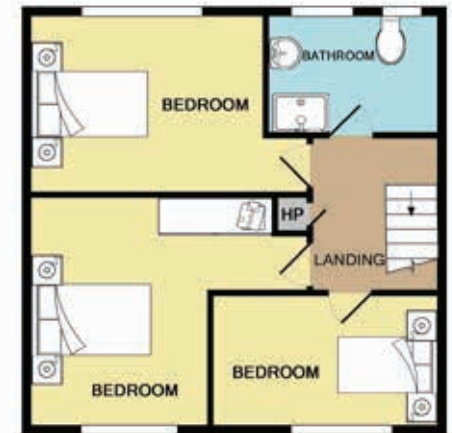
BER DETAILS

BER: D2
BER Number: 111972915
EPI: 288.94 kWh/m2/yr

VIEWING: BY PRIOR APPOINTMENT

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