



## 8 Sydenham Road Dundrum Dublin 14

An unrivalled opportunity to acquire a uniquely attractive and deceptively spacious two storey over garden level Victorian style family home of c.252.69 sq.m. (c.2,720 sq.ft.) with charm and distinct character located in the heart of Dundrum and beside a host of wonderful amenities. This magnificent period residence is a fine example of creative flair and taste in both the architectural layout and interior design which is used to maximum effect to create a sumptuous home of great warmth.

Enjoying some wonderful features which include a sunny South West facing back garden, elegantly proportioned accommodation and many original features including sash windows with shutters, ceiling cornicing and fine marble fireplaces. Central heating is by gas fired radiator system.

This sought after location offers the convenience of a host of amenities including Dundrum LUAS literally just around the corner, a selection of fine schools all nearby, a cycle lane to UCD, a three minute stroll to Dundrum Town Centre and Village, and very easy access to the M50 and N11.

**O'Mahony**



PropertyTeam

**O'Mahony Auctioneers**

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## ACCOMMODATION:

### Hall Level:

#### Hall:

Spacious entrance hall with arch to Inner Hall. Picture rail. Dado rail. Coving to ceiling. Stained floorboards. Radiator cabinet.

#### Drawing Room: 17'9" (into bay) x 16' 2"

With feature marble & tiled inset fireplace. Bay window with sash windows & window shutters. Coving to ceiling. Stained floorboards.

#### Study: 15' 3" x 11' 1"

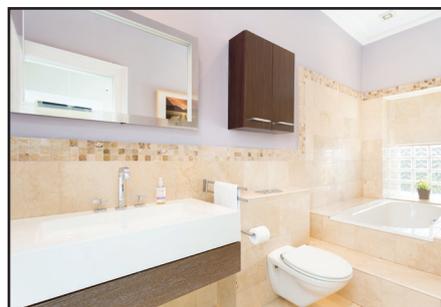
With marble fireplace. Sash window & window shutters. Built in bookshelves / storage / workstation. Coving to ceiling. Stained floorboards.

#### Ante Room: 11' 4" x 4' 5"

With range of built in bookshelves & storage presses. Recessed ceiling lights. Coving to ceiling.

#### Bedroom 4: 13' 5" x 13' 3"

With range of built in wardrobes.





**First Floor Level:**

**Bedroom 1: 15' 2" x 10' 9"**

Double bedroom with built in wardrobes. Marble fireplace. Sash window & window shutters. Radiator cabinet. Coving to ceiling.

**Bedroom 2: 15' 4" x 10' 1"**

Double bedroom with built in wardrobes. Marble fireplace. Sash window & window shutters. Radiator cabinet. Coving to ceiling.

**Bedroom 3: 15' 1" x 9' 5"**

Double bedroom with built in wardrobes. Marble fireplace. Sash window & window shutters. Radiator cabinet. Coving to ceiling.

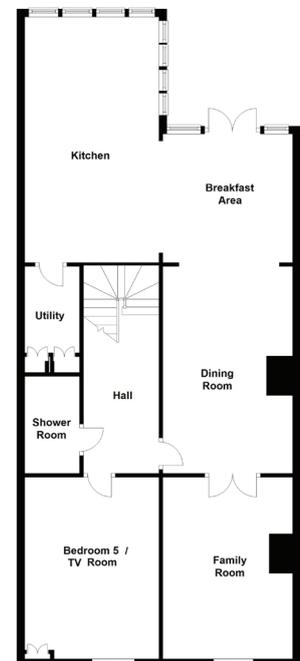
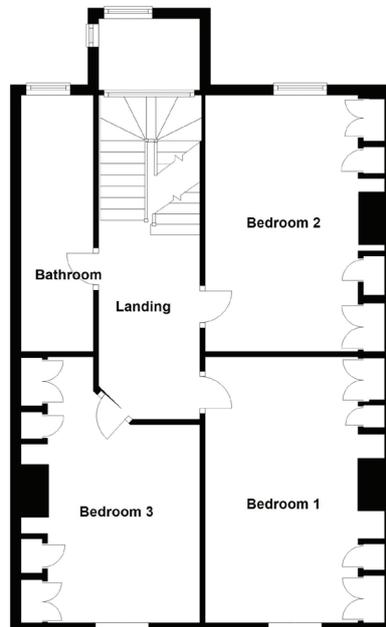
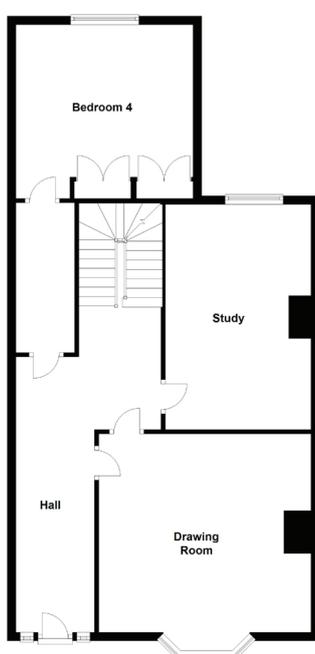
**Bathroom: 13' 10" x 4' 5"**

With sunken bath & shower over, w/c & washbasin. Ceramic wall & floor tiles. Towel rail. Recessed ceiling lights. Coving to ceiling.

**First Floor Return:**

**Reading nook: 5' 11" x 5' 0"**

With picture window. Roof light.



Floorplans are for identification only - Not to Scale



**Garden Level:**

**Bedroom 5 / TV Room:** 14' 9" x 11' 0"

With wood floor. Sash window. Storage closet.

**Dining Room:** 14' 10" x 10' 8"

With fireplace. Open plan to Kitchen / Family Room. Ceramic floor tiles.

**Kitchen:** 20' 6" x 13' 8"

Open plan to Breakfast area. L shaped Kitchen / Breakfast room with floor to ceiling windows overlooking back garden. Extensive range of fitted kitchen units incorporating integrated Neff double oven, hob & hood, microwave & American style fridge/freezer (appliances included in sale) Large centre island unit. Ceramic floor tiles. Recessed ceiling lights.

**Family Room:** 14' 9" x 10' 9"

With fireplace with inset coal effect gas fire. Sash window. Wood floor. Double doors to Dining Room.

**Shower Room:** 7' 2" x 4' 5"

With stand in shower, w/c & washbasin. Ceramic wall & floor tiles. Recessed ceiling lights.

**Breakfast area:** 10' 6" x 8' 10"

Open plan to Kitchen. Double doors to deck area / back garden.

**Utility Room:**

With built in storage presses & worktop. Plumbed for washing machine & dryer (not included in sale). Gas boiler.



**Gross Internal Floor Area:**

c.252.69 sq.m. (c.2,720 sq.ft.)

**B.E.R. D1. No. 104118831**

EPI: 245.48 kWh/ m<sup>2</sup>/yr.



**Viewing:**

By private appointment only.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.

**Some Features:**

- Generous kitchen / family / dining room overlooking garden
- South West facing walled back garden with patio & deck
- Gas fired radiator central heating
- Underfloor heating to garden level
- Sash windows with shutters
- Off street car parking
- Granite steps to entrance
- Intruder alarm
- Marble fireplaces
- Roller Blinds & fitted Carpets included in sale

O'Mahony Auctioneers for themselves and for the seller of this property whose agents they give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them.

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