

BER D2



11 Lea Road, Sandymount, Dublin 4

Lisney



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A superb four bedroom family home ideally located within a short stroll to Sandymount Strand, Sandymount DART Station and all that Sandymount Village has to offer. This most attractive part brick fronted period home is exceptionally well maintained with spacious well proportioned accommodation extending to approximately 164 sq.m (1,765 sqft). The property retains many original period features including high ceilings, original fireplaces and ceiling coving. The accommodation includes: a welcoming reception hall, a sitting/ family room with cast iron fireplace, a gracious drawing room with original fireplace with oak surround, cast iron and tiled insert with copper hood. To the rear of the house there is a cosy family room with arch through to a dining area. Off the family room lies a bright kitchen/breakfast room, a well fitted kitchen with a good range of presses, drawer units and display cabinets. There is also a downstairs wc and shower room. There is a door from the kitchen/breakfast room leading out to a magnificent large sunny south west facing rear garden.

Upstairs there are four generous bedrooms all with sash windows. Two bedrooms, a family bathroom with separate WC all overlook the rear garden. There is an exceptionally bright landing with dado rail and centre rose.

Some of the city's premier primary and secondary schools are on the doorstep, as are the host of sporting amenities that Sandymount village has to offer. Attractions such as the RDS, 3 Arena and Aviva stadium are also within easy reach. The property is within a 15 minute drive of St Stephen's Green and Grafton Street, the IFSC, and the airport via the Dublin Port Tunnel.

The property is also close to Grand Canal Dock home to some of the worlds most renowned tech companies including Google, Facebook, Twitter and LinkedIn to name but a few. The nearby IFSC also includes some of the country's leading law firms.

Features

- Exceptionally well maintained spacious bright family home.
- Many original features including fireplaces, ceiling coving, dado and picture rails, original solid wood doors and flooring.
- Friendly road in desirable neighbourhood within short walking distance of local schools, Sandymount Strand and village green.
- Large secluded sunny south west facing mature rear garden.
- Suntrap patio paved in Kilkenny limestone running the width of the house.
- Side access to the rear garden through the garage.
- Gas fired central heating
- Double glazed sash windows throughout.
- Opportunity to extend subject to planning permission.
- Floor Area: approximately 164 sq.m (1,765 sqft).



Accommodation

Reception hall **Reception hall** 2.05m x 4.70m (6'9" x 15'5") With understairs storage cupboard, dado and picture rail with ceiling coving and centre rose.

Sitting Room 3.35m x 3.65m (11' x 12') Situated to the front of the property with cast iron fireplace with tiled insert and hearth, picture rail, ceiling coving and original polished timber flooring.

Drawing Room 3.65m x 5m (12' x 16'5") On the left-hand side is the living room with original fireplace with oak surround, cast iron and tiled insert with copper hood and tiled hearth. Also featuring picture rail and ceiling coving.

Family/Dining room 3.75m x 5.30m (12'4" x 17'5") overall measurement divided into two areas, firstly the bright and airy family room with arch through to dining area with large window overlooking the garden. The family room has tiled marble fireplace with coal effect gas fire and polished timber flooring. Pine panelled ceiling in the dining area. A door through to the kitchen/breakfast room.

Kitchen/Breakfast Room 5.85m x 3.95m (19'2" x 13') overall measurement including downstairs WC and shower room. The light filled kitchen is well fitted with a good range of presses, floor units and display cabinets. One and a half bowl Belfast sink unit, 4 ring gas hob with extractor over, saucepan presses beneath, Integrated dishwasher, double oven, Zanussi Electrolux fridge and Zanussi washing machine. Part tiled walls, recessed down lighting and polished timber flooring. Door to downstairs WC and shower room. Door leading out to the rear garden.

Downstairs WC & Shower room 2.05m x 3.90m (6'9" x 12'10") L shaped room with pedestal wash hand basin, WC, step in tiled shower, fitted shelving and black slate tiled floor.

Upstairs There are Four bedrooms

Bedroom 1 3.60m x 4.25m (11'10" x 13'11") Double room situated to the front with ceiling coving, picture rail, fitted wardrobes

Bedroom 2 3.65m x 3.45m (12' x 11'4") Double room positioned to the front of the property with picture rail, ceiling coving.

Bedroom 3 3.85m x 2.90m max (12'8" x 9'6" max) Double room positioned to the rear with cast iron fireplace, fitted wardrobe and sash window overlooking the rear garden

Bedroom 4 2.95m x 2.40m (9'8" x 7'10") Bedroom/office to the rear with picture rail, original polished wooden flooring and sash window overlooking the rear garden.

Bathroom 1.55m x 1.95m (5'1" x 6'5") With pedestal wash hand basin, bath with shower attachment, part tiled walls and tiled floor. Separate WC and hot-press. Access hatch to the attic located in the bathroom.

Landing 2.05m x 5m (6'9" x 16'5") Exceptionally bright landing with dado rail and centre rose.





Outside

To the front there is a walled and hedged garden with cobble lock driveway providing off street carparking and cobble lock pathway leading up to the front door and garage measuring 2.05m x 7.45m (6'7 x 24'5) giving access to the rear garden.

The sunny south-west facing rear garden which extends to approximately 23.65m (78ft) in length and 12.45m (41ft) in width with attractive paved patio area, beautifully landscaped, mainly in lawn bordered by mature shrubs, trees and flower beds. Very secluded and private.

Floor Plans

Not to scale - for identification purpose only.



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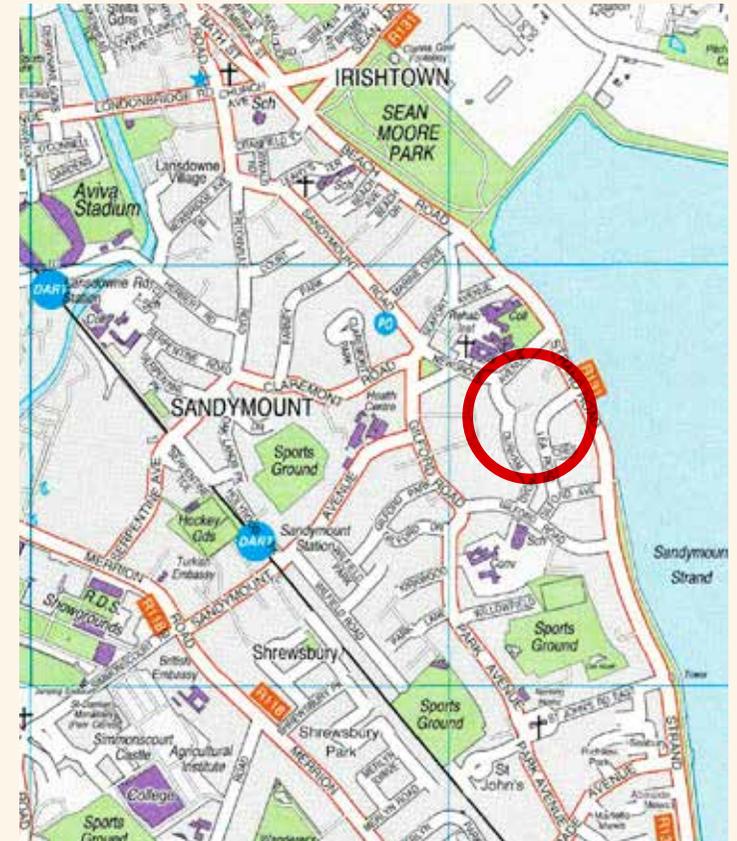
Ber Information

BER rating: D2

BER Number: 113504146

EPI : 267.42kwh/m2/yr

Location Map



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