

DK

DAPHNE KAYE
& ASSOCIATES



22 DUNDELA AVENUE,

Sandycove,

Co. Dublin

BER **D2**

22 Dundela Avenue, Sandycove, Co. Dublin



22 Dundela Avenue is an attractive detached 4 bedroom residence of immense appeal. Carefully maintained and presented in excellent condition throughout, the exceedingly bright interiors offer spacious and well balanced accommodation of c. 138 sq m (1,490 sq ft).

Enhanced by the delightful gardens enjoying an all day sunny southerly aspect, this fine family home offers valuable scope and potential to extend, if so desired. Positioned in a tranquil cul de sac setting, this prime Sandycove location is within a 10 minute walk of the DART and local village shops, the coast and all amenities. The villages of Glasthule and Dalkey are close by.

There is an excellent selection of local schools close by – Loreto Dalkey, Rathdown Girls School Glenageary, Castlepark Private School Sandycove, St. Joseph's Cluny, Killiney and St. Joseph's Dalkey to name but a view.

SPECIAL FEATURES

- Exceedingly bright interiors of c. 138 sq m (1,490 sq ft)
- Well maintained and presented in excellent condition throughout
- Quality double glazing
- Attractive ceiling cornice detail
- Security alarm
- Delightful gardens extending over 90 feet
- All day sunny southerly aspect
- Wide side entrance leading to Garage
- Obvious scope and potential to extend
- Prime family location within an easy walk of the DART and local village shops



ACCOMMODATION

Spacious Entrance Hall:

with leaded stained glass detail in Hall door

Guest Cloakroom:

with w.h.b. and w.c. Timber floor

Diningroom: 5.56m x 3.45m (18'3" x 11'4")

WITH LARGE PICTURE WINDOW. Door to Kitchen

Drawingroom 5.63m x 3.91m (18'6" X 12.10")

with feature wood burning stove set on Liscannor hearth and attractive brick inset. Timber over mantle. Large picture window overlooking the glorious grounds. Door to patio and gardens.

Kitchen: 4.42m x 2.87m (14'6" x 9'5")

with superb range of fitted units and work top areas with tiling surround incorporating Bosch washing machine, stainless steel double sink, dishwasher, upright cooker and fridge/freezer. Door to gardens.

Stairs to Landing

with attractive leaded stained glass windows. Hot Press with insulated cylinder fitted with dual immersion and timer.

Bedroom 1: 4.45m x 3.12m (14'7" x 10'3")

Bedroom 2: 3.35m x 3.00m (11'0" x 9'10")

with floor to ceiling built-in wardrobes.

Bedroom 3: 3.89m x 3.66m (12'9" x 12'0")

with pedestal w.h.b. in tiled surround, wall mirror and floor to ceiling built-in wardrobes.

Bedroom 4: 3.40m x 2.25m (11'2" x 7'4") with floor to ceiling built-in wardrobe.

Bathroom: 2.08m x 2.62m (6'10" x 8'7").

Suite incorporating bath with tiling surround, tiled Mira Elite power shower, pedestal w.h.b., mirror door medicine cabinet and w.c.

OUTSIDE

Garage: 6.01m x 2.69m (19'9" x 8'10")

with up and over door. Door to gardens.

GARDENS

To the front, the wide side entrance gives access to the Garage. The other side entrance leads to the delightful rear garden. Set in lawn with meandering paving, this tranquil setting enjoys an all day sunny aspect. Extending to 91 feet in length. Timber garden shed.

BER DETAILS

Ber: D2

Ber No.: 111151122

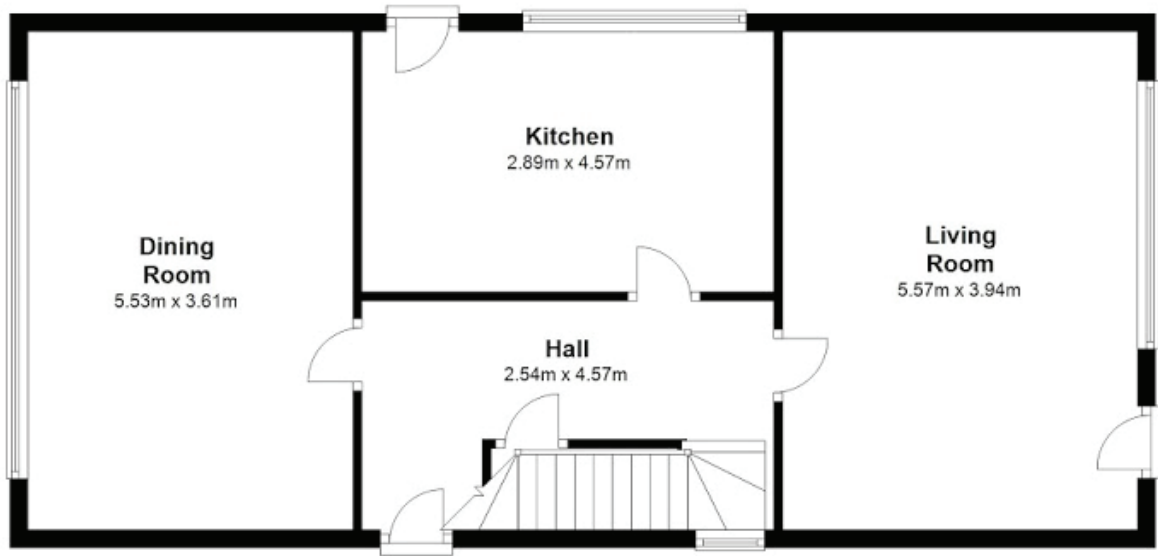
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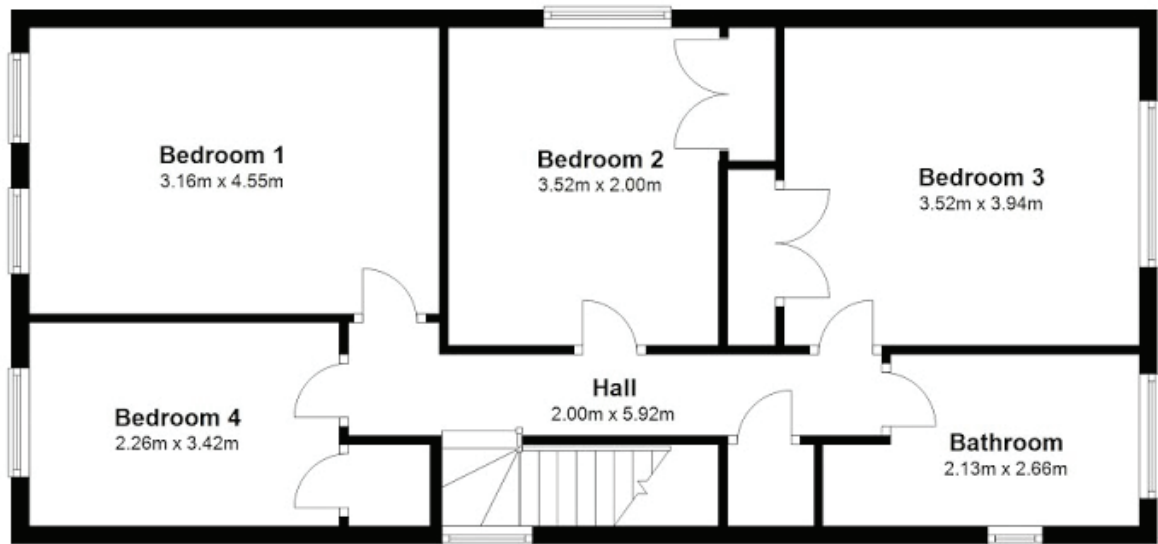


FLOOR PLANS

Ground Floor



First Floor



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