

BER D2



21 Lea Road, Sandymount, Dublin 4

Lisney







# 21 Lea Road, Sandymount, Dublin 4

A superbly located, bright and spacious semi-detached family home with separate granny flat/home office to the side and the added benefit of a sunny south east facing rear garden with vehicular rear access.

The accommodation extends to approximately 155sqm (1,668sqft) and briefly comprises reception hall, generously proportioned reception rooms, living/dining room, family room, kitchen/breakfast room, study, utility and garage. Upstairs there are four bedrooms, family bathroom, separate w.c., and large store. The separate detached granny flat/home office to the side extends to approximately 30m<sup>2</sup> (320 sqft).

The property is within a short walk of Sandymount Strand, Sandymount Village, and Sandymount DART station. The RDS and Aviva stadium are also close by, as are some of the city's premier primary and secondary schools, the property is also within a 15 minute drive of St Stephen's Green, the IFSC, and the airport via the Dublin Port Tunnel.

## Features

- Superbly located close to Sandymount Strand
- Floor Area approximately 155sqm (1,668sqft)
- Extensive South east facing rear garden of approximately 30m (100ft) with vehicular rear access
- Separate Garage
- Separate annex/granny flat of approximately 30sqm (320sqft)
- Extensive front garden with off street car parking
- Some of Dublin's finest schools in close proximity
- Within a short walk of Sandymount Village & Sandymount
- Green Superb potential to extend further if required (subject to p.p.)
- Stira ladder to Attic with potential to convert







# Accommodation

## Reception Hall

3.65m x 2.25m (12' x 7'5") with polished timber flooring.

## Living Room

3.20m x 4.35m (10'6" x 14'3") with polished timber flooring, tiled fireplace with mahogany surround, bay window and folding doors opening into

## Dining Room

3.95m x 3.40m (13' x 11'2") with tiled fireplace with mahogany surround.

## Family Room

3.25m x 4.85m (10'8" x 15'11") with polished timber flooring, sliding door to rear garden.

## Kitchen

3.25m x 3.45m (10'8" x 11'4") with tiled floor, fitted press and drawer units.

## Study

2.60m x 2.75m (8'6" x 9') with polished timber flooring.

## Utility Room

2.60m x 2.95m (8'6" x 9'8") with plumbing for washing machine, shower, whb.

## Garage

4.55m x 2.50m (14'11" x 8'2") with potential for conversion, subject to p.p.

## UPSTAIRS

### Hall

Stira ladder to Attic with potential to convert.

### Bedroom 1

3.75m x 4.35m (12'4" x 14'3") with fitted wardrobes and bay window overlooking the front.

### Bedroom 2

3.80m x 3.65m (12'6" x 12') with fitted wardrobes.

### Bedroom 3

2.80m x 3.05m (9'2" x 10") with w.h.b., fitted wardrobes, window overlooking the rear garden.

### Bedroom 4/study

2.10m x 2.30m (6'11" x 7'7")

## Store

1.35m x 2.50m (4'5" x 8'2")

## Bathroom

1.75m x 1.60m (5'9" x 5'3") with wash hand basin, bath, part tiled walls.

## Separate w.c.

**Hotpress** with immersion

Stira ladder to Attic with potential to convert.

**GRANNY FLAT/ DETACHED ANNEX** extending to approximately 30sqm (320sqft), with kitchen/living, double bedroom, bathroom.



## Outside

To the front there is a railed and walled garden mainly laid out in lawn, with garage, side access, and granny flat/separate annex.

To the rear, there is a sunny south facing garden extending to approximately 30.30m (100ft) in length with large detached workshop, and vehicular rear access to Strand Road.





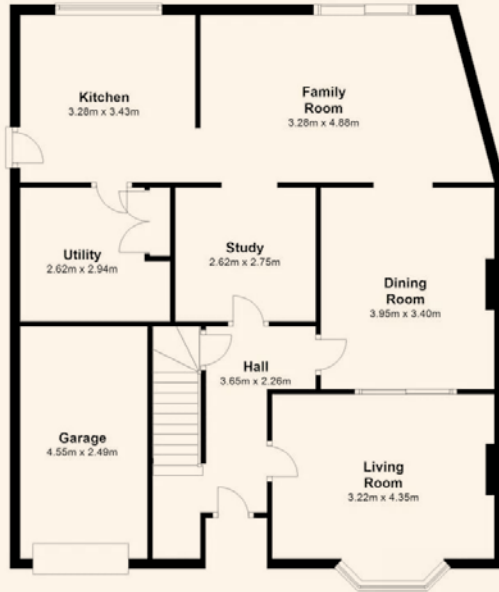
# Floor Plans

Not to scale - for identification purpose only.

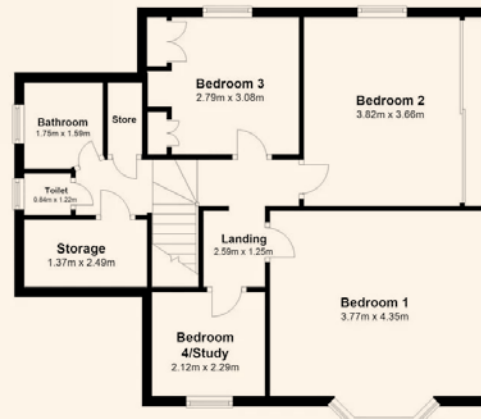
## Studio Apartment



## Ground Floor



## First Floor



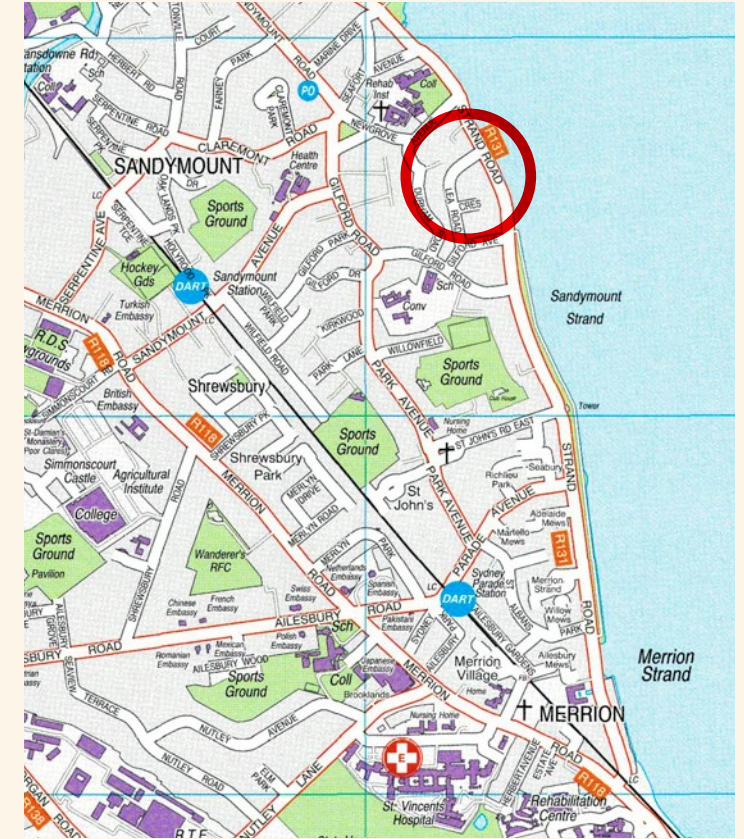
**BER Rating:** D2

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**EPI:** 298.1 kWh/m<sup>2</sup>/yr

**Eircode:** D04 EP64

# Location Map



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