

BER C2



Shandon, Ferndale Road
Rathmichael

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Shandon is a wonderful detached double fronted family home, on approximately 1.2 acres of mature private grounds. The house is nestled behind secure electric gates and there is off street parking to the front for several cars with a sweeping lawn and gated pedestrian access to the side of the property. The light filled accommodation is conveniently laid out over two level and extends to approximately 220 sqm (2368 sq.ft)

Double doors open at the front of the house into an expansive light filled entrance hall, off this there is a well-proportioned sitting room with a large bay window overlooking the landscaped front garden. To the other side of the hall there is a family room which opens through to a well fitted contemporary kitchen. At one end of this room there is a raised dining area which overlooks the wonderful rear gardens and there are French doors opening out from here. At this level there is a fully fitted utility room, a large family bathroom with feature roll top bath, two well proportioned bedrooms with excellent storage provision and the master bedroom is ensuite. At first floor level there are two further bedrooms one overlooking the front and one overlooking the rear and a shower room completes the internal accommodation.

The rear garden is a particular feature of this wonderful family home it measures approximately 153metres in length and immensely private. There is a large patio area which is the perfect spot for al fresco dining and the remainder of the garden is laid out in lawn with a purpose-built garden room/home office and there is plenty of scope here to extend or remodel the property subject to the necessary planning permission.

Shandon is situated on Ferndale Road in the heart of Rathmichael within easy reach of Bray Town Centre and Shankill village. The area is renowned for excellent primary and secondary schools including St. Gerard's, St. Anne's, Rathmichael National School and Holy Chid Killiney. Shandon is well connected to major road networks including the N11 and the M50 and there are good public transport links including the DART in Shankill and the Luas at Bride's Glen. For those who enjoy the outdoors and leisure pursuits they can avail of nearby golf courses, horse riding and walks in the Dublin and Wicklow mountains.



Shandon, Ferndale Road, Rathmichael

Features

- Charming detached double fronted bungalow on approximately 1.2 of an acre
- Off street parking to the front for several cars
- Set behind secure electric gates
- Double glazed windows throughout
- Light filled generously proportioned accommodation approx. 220 sqm (2,368 sq.ft)
- Oil fired central heating and a septic tank system
- Phonewatch alarm system
- Scope to extend or remodel subject to the necessary planning permission
- Private rear garden approximately 153 metres long
- Large garden studio
- Fitted carpets, window coverings and appliances including in the sale





Accommodation

Porched Entrance: 4.7m x 1.55m (15'5" x 5'1") with tiled floor and double front doors opening in with glazing either side

Entrance Hall: 4.75m x 3.4m (15'7" x 11'2") with solid oak timber flooring, ceiling coving, dentil cornice, centre ceiling rose, recessed lighting and Phonewatch alarm system

Inner Hall|: 8.9m x 1.85m (29'2" x 6'1") with radiators with radiator covers

Playroom/TV Room: 5.35m x 4.45m (17'7" x 14'7") with timber flooring, ceiling coving, dentil cornice and central ceiling rose, bow window, long narrow window on the curved wall, polished limestone chimney piece with tiled inset and Stanley stove and door to

Kitchen/Breakfast Room: 3.8m x 9m (12'6" x 29'6") with laminate timber effect flooring, step up to the dining area with raised timber floor, hatch to attic, recessed lighting, kitchen is fitted with a range of Shaker style units painted in deep green/grey colour, granite worktop, stainless steel sink and drainer, Neff five ring induction hob with chimney extractor over, stainless steel splashback, Siemens double oven, integrated Neff larder fridge, Miele dishwasher, wine fridge, glazed door opening out to the side passageway, receiver for intercom system to the front gate, ceiling coving, painted white brick wall, dining area has glazed French doors opening out to the patio and timber vaulted ceiling with skylight

Utility Room: 3.4m x 1.8m (11'2" x 5'11") with tiled floor, a range of fitted units, hot press, water tank, space for fridge/freezer, plumbed for Beko washing machine and Miele dryer, window overlooking the rear garden, ceiling coving and hatch to attic

Family Bathroom: 2.95m x 3.6m (9'8" x 11'10") with solid oak floor, w.c., wash hand basin, roll top Victorian style bath with telephone shower over, ceiling coving and large picture window overlooking the garden

Bedroom 1: 3.8m x 3.6m (12'6" x 11'10") with ceiling coving, window overlooking the garden, a range of fitted sliderobe wardrobes with mirror to the front, hanging rails and plenty of storage space

Master Bedroom: 3.95m x 5.1m (13' x 16'9") with large picture window overlooking the garden, smaller window to the side, ceiling coving and door to

EnSuite Shower Room: with tiled floor, fully tiled walls, corner shower with Triton electric shower unit, wash hand basin with vanity below, mirrored illuminated medicine cabinet over, w.c., extractor fan, recessed lighting and Dimplex heater

Reception Room: 4.05m x 7.9m (13'3" x 25'11") with double glazed doors opening in, large window overlooking the front, nice outlook, ceiling coving, dentil cornice, two central ceiling roses and original open fireplace with timber mantle and stone surround

Upstairs

Landing: with recessed lighting

Bedroom 3: 4.3m x 3.4m (14'1" x 11'2") with hatch to the attic,

window overlooking the rear garden and fitted wardrobes

Family Shower Room: with tiled floor, fully tiled walls, corner shower with Mira electric shower unit, w.c., wash hand basin with vanity below, Velux skylight and recessed lighting

Bedroom 4: 4.15m x 4.05m (13'7" x 13'3") with large picture window to the front, fitted wardrobes to either side, Velux window and window with door to the side opening out onto a balcony overlooking the front

Garden Room: timber clad with sliding door opening in and is L-shaped

BER Information

BER: C2. BER No: 114349400.

EPI: 195.76 kWh/m²/yr.

Eircode

D18 P5P0



Outside

Set behind secure electric gates Shandon stands on approximately 1.2acre of immensely private grounds. To the front of the house there is a large driveway bounded by lawn and mature planting, a pedestrian gate to the side of the property opens through to the rear garden.

The rear garden measures approximately 153metres in length, there is a large wrap around patio with a pergola overhead. The remainder is laid out in lawn with high hedging to the borders and mature planting and trees. There is a large purpose-built garden room/home office and there is plenty of space to extend the property if additional accommodation were required.



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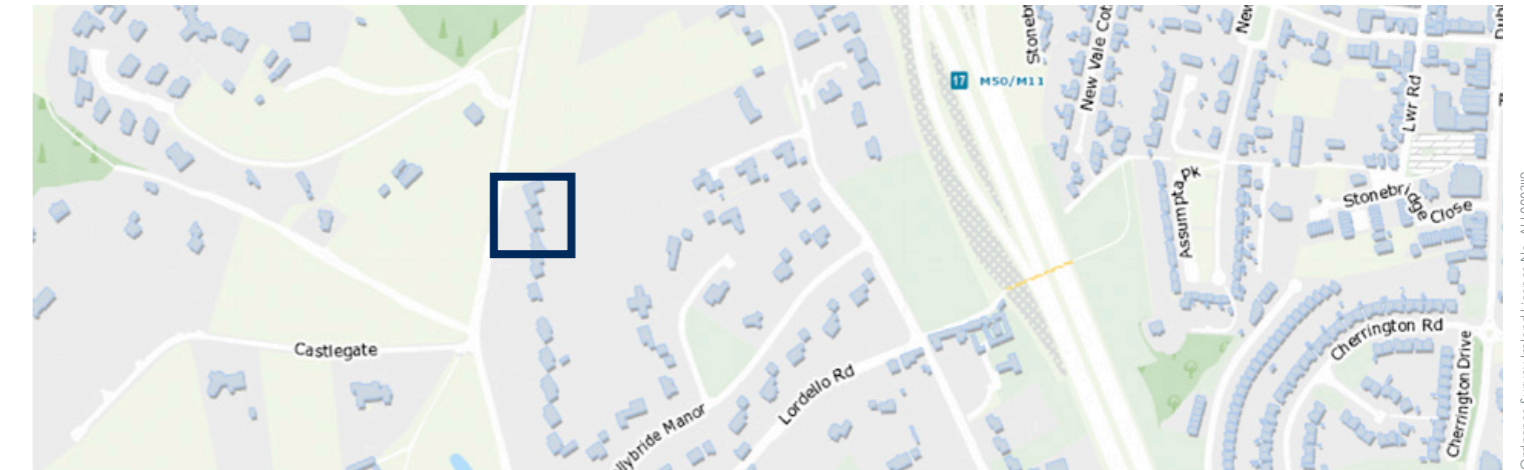
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



First Floor



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