



For Sale: 9 Sydenham Road, Dundrum Dublin 14. D14 YC66



Stokes Property are delighted to bring to market No. 9 Sydenham Road, an exceptional, period home on one of the most desirable roads in Dundrum. This fine, four-bedroom, semi-detached house has spacious accommodation with original, period features throughout, off-street parking and a wonderful west facing rear garden.

Location

Sydenham Road runs south from Taney Road towards Kilmacud Road Upper and is deservedly one of the most sought-after residential locations in Dundrum. It is within easy walking distance of the Dundrum LUAS and Dundrum Town Centre offering a wide range of shops, restaurants and leisure activities.

There are numerous prestigious primary and secondary schools in the area. UCD is nearby and there is easy access to the city centre and beyond via the LUAS, Dublin Bus and car.

The M50 is just a few minutes' drive from Sydenham Road providing good access to all arterial routes and to Dublin Airport.





Situation

No. 9 is perfectly located on Sydenham Road with an ideal east-west orientation ensuring the large rear garden gets the best sunshine all day. It is c. 45 metres from the junction with Taney Road and c. 425 metres from Dundrum Town Centre. Dundrum LUAS stop is c. 420 metres from the house.

Description

No. 9 Sydenham Road is an imposing, semi-detached, brick-fronted, period home c.204 sq.m. / 2,196 sq.ft. with two reception rooms, large kitchen/ dining/ family room, four bedrooms and a long, west-facing rear garden with huge potential for extension (subject to planning consent).

With original features throughout, this fine house presents a blank canvas for discerning buyers seeking a unique opportunity to acquire a period home with massive potential on one of Dundrum's best roads.





Accommodation

Hall Floor

Entrance Hall
9m x 1.9m
With beautiful, original cornicing and ceiling rose.

Reception Room 1
4.5m x 5m
With high ceiling, ornate cornicing, ceiling rose & marble fireplace.

Reception Room 2
4.52m x 4.66m
With high ceiling, ornate cornicing, ceiling rose & marble fireplace.

Lower Ground Floor

Bedroom 4
4.52m x 3.43m

Shower Room
3.17m x 1.94m
With WC, WHB & shower

Kitchen / Dining Room
4.5m x 6.94m
With tiled floor, fitted kitchen, Natural Gas Fired Aga & fireplace.

Kitchenette
2.25m (max) x 1.84m

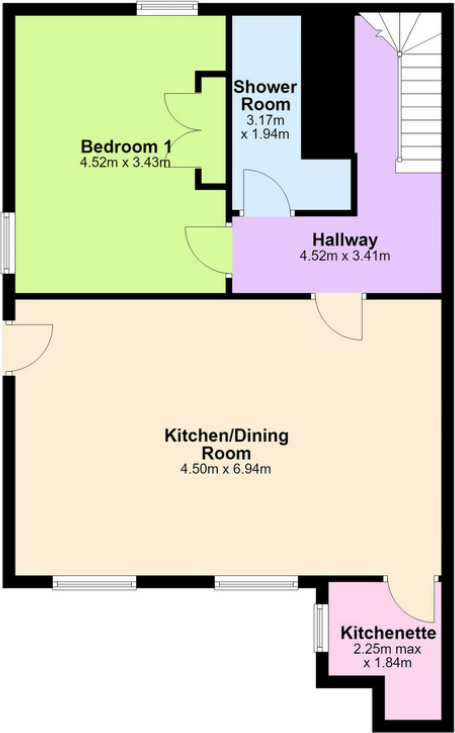
First Floor

Bedroom 1
4.5m x 3.32m

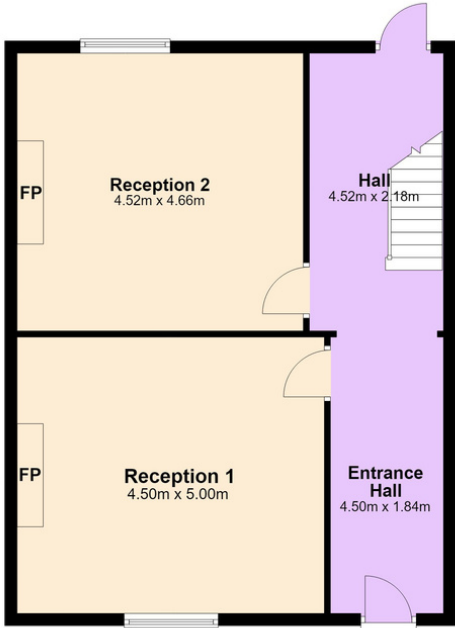
Bedroom 2
4.5m x 3.53m

Bedroom 3
4.52m x 4.66mt long

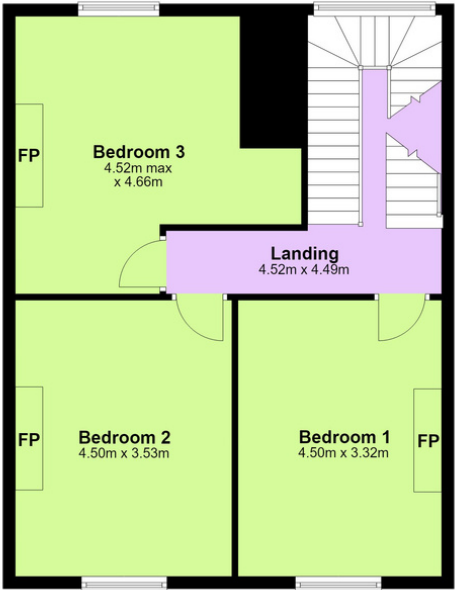
Lower Ground Floor



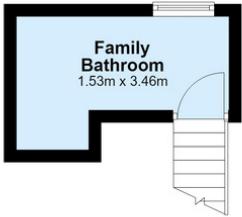
Ground Floor



First Floor



Second Floor



Second Floor

Bathroom 1.53m x 3.46m

With tiled floor and walls, WC, WHB, bidet, and shower

Gross Internal Area: c. 204 sq.m. / 2,196 sq.ft.

Outside

Off-street parking for two cars.

Wide, covered, side passage leading to rear garden c. 36.4m / 120 ft

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BER: TBA

Title: Freehold

Asking Price: Excess €1.25m

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