



13 Adelaide, Strand Road, Sandymount

Beirne
& Wise

No 13 is a well presented town house which comes furnished and is ideally located in this gated residential development, Adelaide on Strand Road, Sandymount.

The accommodation is bright and extends to approx. 80sqm/861 sq ft approx. briefly comprising an entrance hall, large reception room, fully fitted kitchen, 3 bedrooms and a newly refurbished bathroom. There is off street parking to the front and a private, south facing rear garden. The property benefits from double glazed windows and gas heating system.

The development is just a short distance to Sandymount village with all its amenities, including shops, schools, strand and DART. There are numerous bus routes all within a short distance including the Aircoach. Most convenient to the Merrion Shopping Centre and St. Vincent's Hospital.

ENTRANCE HALL

Space for coats, glass door to:

LIVING/DINING ROOM 4m x 6.88m

Large bright and spacious room with polished floor. Stairs to first floor. Feature exposed brick fireplace. Sliding door to the rear garden.

KITCHEN 2.32m x 1.88m

Full fitted in a range of matching wall and base units with work surfaces over. Stainless steel sink unit. Electric oven and hob with extractor fan over. Dishwasher, washing machine, large fridge freezer and microwave oven. Tiled floor. Window to the front aspect. Gas boiler serving the heating system.

FIRST FLOOR LANDING

Access to Attic

BEDROOM 1 4m x 3m

Double room with fitted wardrobes. Window to the front aspect.

BEDROOM 2 4m x 2.56m (max)

Double room with fitted wardrobes. Window to the rear aspect.

BEDROOM 3 2.32m x 4.16m

Double room. Window to the front aspect.

BATHROOM

Bath with Mira electric shower unit. Wash hand basin. W.C. Large Hot Press.

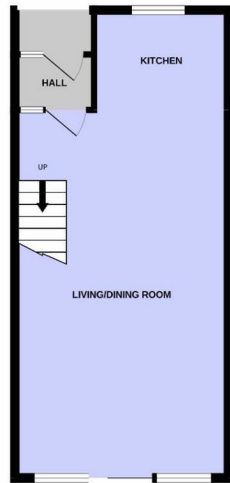
OUTSIDE

Private south facing rear garden. Raised terrace with steps down to garden. To the front is an open forecourt with parking for 2 vehicles.

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