



Gate Lodge

44 Mount Sandford, Milltown, Dublin 6

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A unique opportunity to acquire a superbly refurbished two-bedroom detached bungalow privately positioned within the grounds of Mount Sandford, a sought-after gated development off the Milltown Road.

The Gate Lodge has been completely renovated with great taste and flair in 2023 to include, new windows, bathrooms, feature herringbone floor, internal doors and stylish interior design including feature wall panelling in the living room. Externally, the property has been landscaped with new patio and private lawn area.

The Gate Lodge is accessed through the gated grounds of Mount Sandford and benefits from its own private garden and pedestrian access onto the Milltown Road. The stylish accommodation extends to approximately 95sq.m. (1,022sq.ft.) and briefly comprises: open-plan kitchen/dining room with French doors opening to the new side patio. Living room with its feature wall panelling, two bedrooms (one en suite) and bathroom. There is also an outside store/boiler room.

Mount Sandford enjoys a highly convenient location, being positioned at the junction of Sandford Road and Eglinton Road and is a short walk to both Ranelagh and Donnybrook villages, where there is a host of shops, restaurants, pubs including the Devlin Hotel, Tesco Express, and the Ranelagh LUAS which provides ease of access to Dublin City Centre. St Stephens Green is within walking distance, leisure facilities are well catered for in the area, including David Lloyd at Riverview, Donnybrook Lawn and Tennis Club, the RDS, Old Wesley Rugby Club, the Aviva Stadium and Herbert Park to name but a few.

Features

- Refurbished, detached bungalow
- Privately set in the gated landscaped grounds of Mount Sandford
- Refurbished to include new windows, bathrooms, herringbone floor, internal doors, and external landscaping
- Stylish interior design with feature wall panelling in the living room
- Private garden with new patio
- Designated car parking
- Conveniently located within walking distance of Ranelagh and Donnybrook Villages
- Floor area approximately 95sqm. (1,022sq.ft.)
- Gas fired central heating with Hive control
- Intercom to front gate







Accommodation

Porched Entrance: with tiled floor, intercom to front gate and Hive heating control system

Kitchen/Dining Room: 4.65m x 6.5m (15'3" x 21'4") with herringbone timber floor, gas fire and a pair of French doors out to the patio

Kitchen Area: 4.7m x 2.3m (15'5" x 7'7") Cube fitted kitchen with an extensive range of high gloss units comprising presses, cupboards, drawers, worktop, one and a half bowl stainless steel sink unit with drainer board, four ring Electrolux hob with feature Faber extractor hood over, Electrolux double oven, integrated fridge/freezer, saucepan drawers, stacked washing machine & dryer, tiled floor and dining area with gas stove

Living Room: 5.1m x 4.65m (16'9" x 15'3") with herringbone timber floor, built in book shelving either side of the chimney, gas fire, one wall with feature wood panelled walls and door through to the

Rear Hall: 0.95m x 4.5m (0'4" x 14'9") with herringbone timber floor and door to shelved hot press

Bedroom 1: 3.7m x 3.25m (12'2" x 10'8") with built in wardrobes

Bathroom: newly fitted comprising bath with rain shower over, vanity wash hand basin, brushed gold chrome heated towel rail and wall mounted w.c.

Bedroom 2: 4.7m x 3.7m (15'5" x 12'2") with built in wardrobes either side of the bed, wall panelling behind the bed and door to

En Suite: with large step in shower with feature wall tiles, Kast wash hand basin, w.c. and tiled floor

Outside: As previously mentioned, the Gate Lodge is privately positioned within the very well-maintained and attractively landscaped grounds of Mount Sandford. The property itself enjoys a private landscaped garden with new patio and gateway pedestrian access onto the Milltown Road. Designated car parking space and ample visitor spaces.

Management Company

MD Property Management

Service Charge

€1,410 per annum

BER Information

BER: C2

BER No.:110516754

EPI: 183.95kWh/m2/yr

Eircode

D06 X9F9





FLOOR PLAN Not to scale - for identification purpose only.

OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

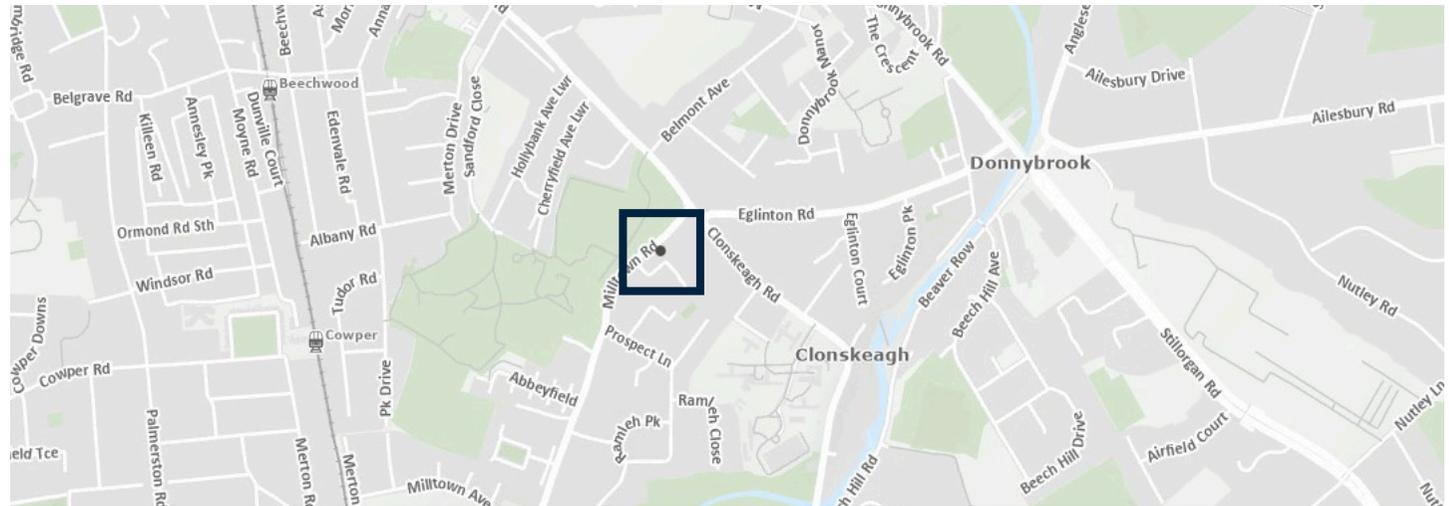
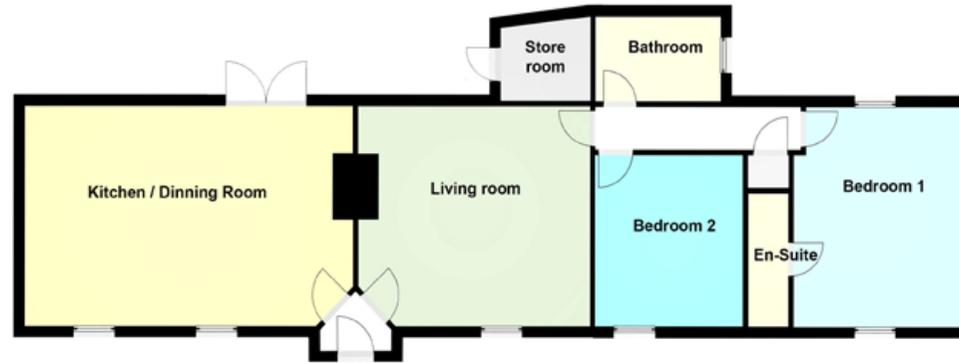
103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



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