



3A St. James's Terrace, Sandymount Road, Sandymount,  
Dublin 4. D04 YV78

Beirne  
& Wise



3 A St. James Terrace is an impressive spacious three bedroom period duplex home with a wonderful garden superbly located in a terrace of five homes within a short stroll of Sandymount Strand and village.

This original Victorian redbrick house was built circa 1890 and converted in the 1980's to the current home on the first and second floor and a separately owned garden apartment. The property retains many fine period features from the era to include high cornice ceilings, feature cast iron fireplaces and polished timber floors.

The spacious (118sq.m/1270sq.ft.) accommodation is full of character and comprises an inviting hall leading to two bright receptions and kitchen. Upstairs there are 3 bedrooms and a bathroom. There is also potential to convert the high pitched large attic space - subject to planning permission. Outside there is delightful mature rear garden which is shared with the ground floor apartment.

Ideally located in the heart of Sandymount village, within a gentle stroll of every conceivable amenity including shops, restaurants, schools, boutiques, Sandymount Green, Strand, Dart and Aviva Stadium. Easy access to East Link Bridge while the City Centre, Merrion Square, and the IFSC are all within a short drive.

## Features

- Three bedroom Duplex
- Stripped and polished timber floors
- Gas heating system
- Potential to convert attic subject to planning permission
- Period home with high ceilings
- Feature fireplaces
- Close to Sandymount Strand and beach
- Tranquil and mature rear gardens

## Accommodation

### PORCH

Granite steps up to porch with tiled floor.

### HALL

Inviting entrance hall with stairs to first floor. Utility press with plumbing for washing machine

### LIVING ROOM

3.92m x 4.54m

Beautifully proportioned reception room with feature open fireplace. Window to the front aspect. High cornice ceilings. Polished timber floor. Double doors to:

### DINING ROOM

3.65m x 4.60m

Elegant reception room with feature open fireplace. Double doors opening to a balcony. High cornice ceilings. Polished timber floor.





## KITCHEN

2.10m x 3.32m

Fitted in a range of matching wall and floor presses with work surfaces over. Electric oven, hob and dishwasher. Sink unit with mixer taps. Window to the rear aspect. Door to rear gardens.

## FIRST FLOOR

Spacious landing with access to the attic. Fan window.

## BATHROOM

2.10m x 3.15m

Situated on the return level and comprising Bath with electric shower unit. W.C. and wash hand basin. Hot press with gas boiler serving the heating system. Window to the rear aspect.

## BEDROOM 1

3.70m x 4.60m

Generous and bright double bedroom with window to the rear aspect.

## BEDROOM 2

3.30m x 4.53m

A double bedroom with a window to the front aspect. Vanity wash hand basin with cupboard under.

## BEDROOM 3

2.26m x 3.26m

Good size single bedroom with fitted wardrobe, currently used as an office.

## OUTSIDE

To the front is a shared garden and granite steps with railings lead up to the hall level. The rear garden is shared with the ground floor apartment and is laid in lawn with a variety of established shrubs and trees. Rear pedestrian access. On street disc parking.

## B E R

Ber No. 113260830

Output. 286.57 kWh/m<sup>2</sup>/yr)





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