



OLD ELM LAWN

63 SERPENTINE AVENUE, SANDYMOUNT, DUBLIN 4



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DUBLIN 4

Detached period 3 bedroom house ♦ Extending to approx. 140.6 sq m / 1,514 sq ft ♦ Privately set behind high walls ♦ Ballsbridge Village 900m, Sandymount Village 600m ♦ Dart station 6 minute walk ♦ Off street parking for 2 cars

For Sale By Private Treaty

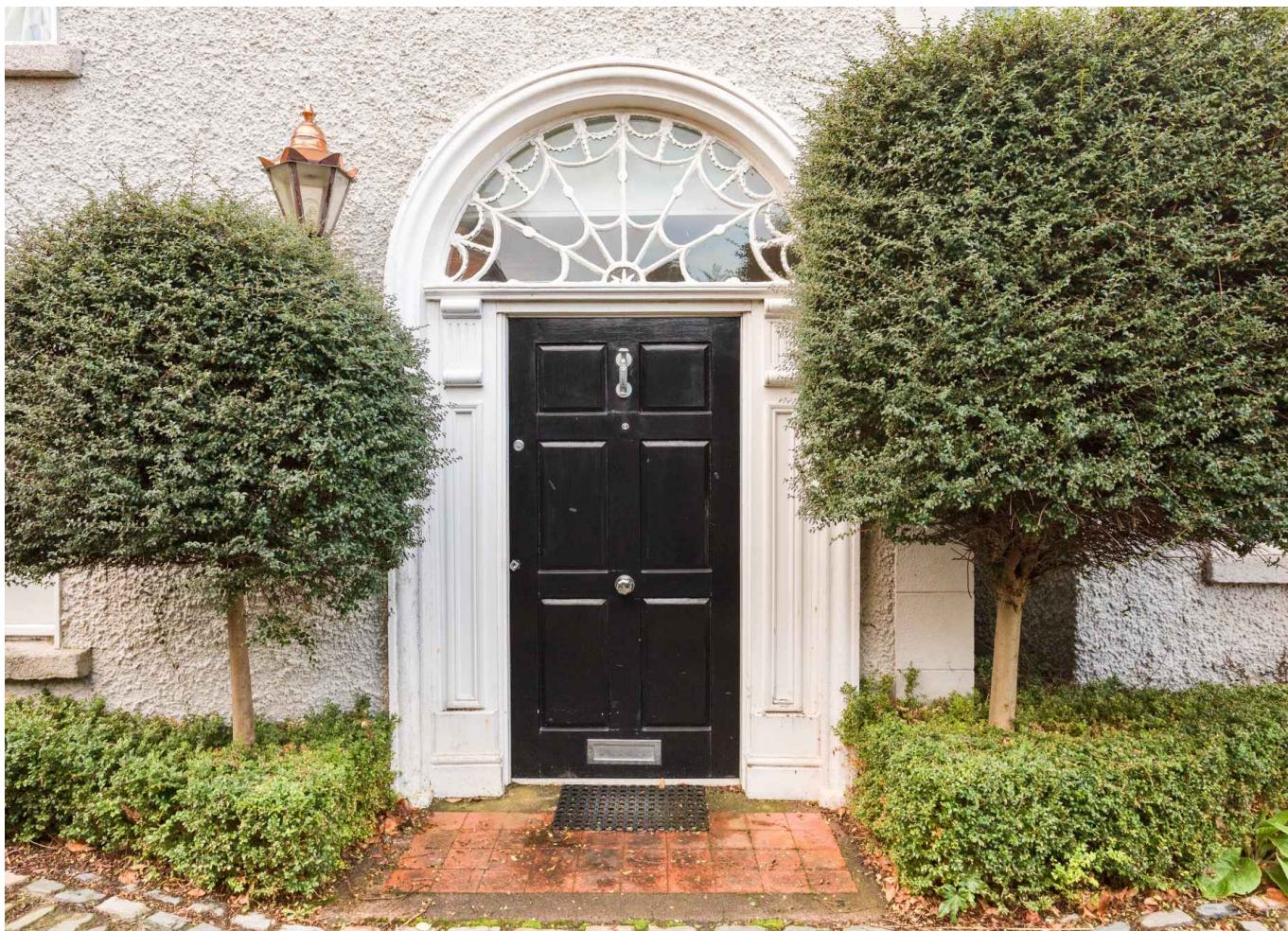
Savills is delighted to present Old Elm Lawn to the market, an attractive detached period house which is privately situated behind high walls and excellently located between Ballsbridge and Sandymount Villages.

Oozing charm and character, this is a perfect opportunity for any discerning purchaser looking for a central and unique property that benefits from a wide variety of amenities on its doorstep.

There is a lovely old world feel to the house with elegant features such as the period door with fan light, the arched window, coved ceilings and centre roses. Extending to approx. 140.6 sq. m / 1514 sq. ft, the property is thoughtfully laid out with an easy flow and well-proportioned rooms. The welcoming hall runs the length of the house and gives access to the large living room, study, kitchen / breakfast room and shower room. The living room is a long room with a large square bay window. On the first floor the spacious landing leads to 3 double bedrooms and the shower room. The master bedroom has an en suite bathroom.

The house is approached by a set of timber electronic vehicular and pedestrian gates. The cobbled forecourt offers secure parking for 2 cars. There is a sheltered garden accessed directly from the kitchen and currently it is laid out with low maintenance decking surrounded by mature trees and shrubbery.

The convenience of Old Elm Lawn cannot be overstated, being only moments from Sandymount and Ballsbridge with their myriad of local cafes, eateries, bars, boutiques and shops. Sandymount Dart Station is a 6-minute walk and the Aviva Stadium on Lansdowne Road is within 9 minutes stroll. The area also plays host to a range of South County Dublin's most prestigious schools including St. Michael's, St. Conleth's, Blackrock College, Muckross Park and Teresians to name but a few. Other nearby attractions include Sandymount Strand with its scenic walks; the RDS, Merrion and Pembroke Cricket Club,



Lansdowne Rugby, Elm Park Golf Club and Claremount Tennis Club are also close by. Many of Dublin's principle places of business are within a fifteen-minute drive including Merrion Square, St. Stephen's Green, Fitzwilliam Square and the IFSC.

Accommodation

Ground Floor

Hall

Carpeted floor, timber panelled door with Georgian fan light, cornice ceiling with centre rose. Feature arch window and under stairs storage

Living room

Carpeted floor, corniced ceiling with two centre roses

Study

Timber flooring

Shower room

Tiled floor and walls, walk in shower, WC, WHB and storage

Kitchen

Tiled floor, built in kitchen units at floor and eye level, granite worktop, Belfast sink. Breakfast area with 2 doors accessing the garden, storage room plumbed for washing machine and dryer

First floor

Master Bedroom

Carpeted floor with 3 built in wardrobes and 4 windows

En suite bathroom

Tiled floor, bath with shower, WHC and WC.

Bedroom 2

Carpeted floor, built in wardrobe

Bedroom 3

Carpeted floor, built in wardrobe

Services

GFCH, telephone line, electricity, electronic gates

BER Details

BER: F

BER No: 111387494

Energy Performance Indicator: 400.24 kWh/m²/yr

Viewings by appointment through the agents

Savills Central

20 Dawson Street

Dublin 2

www.savills.ie

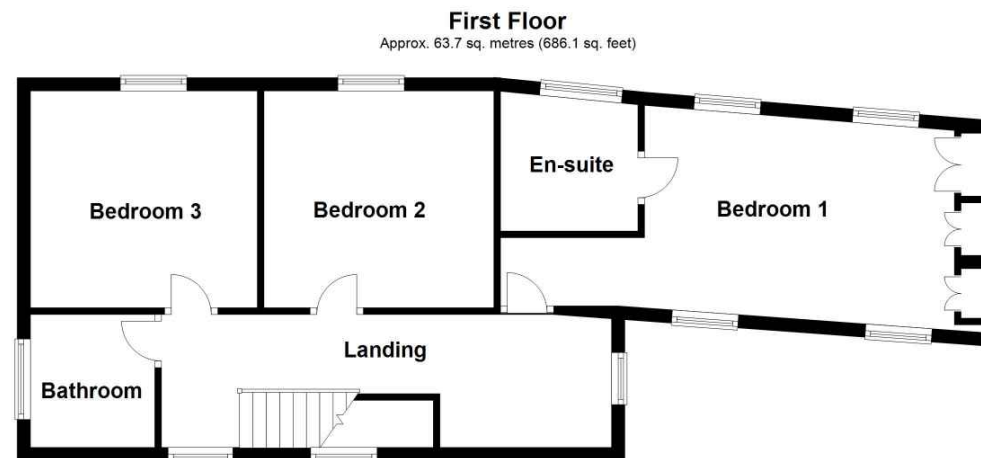
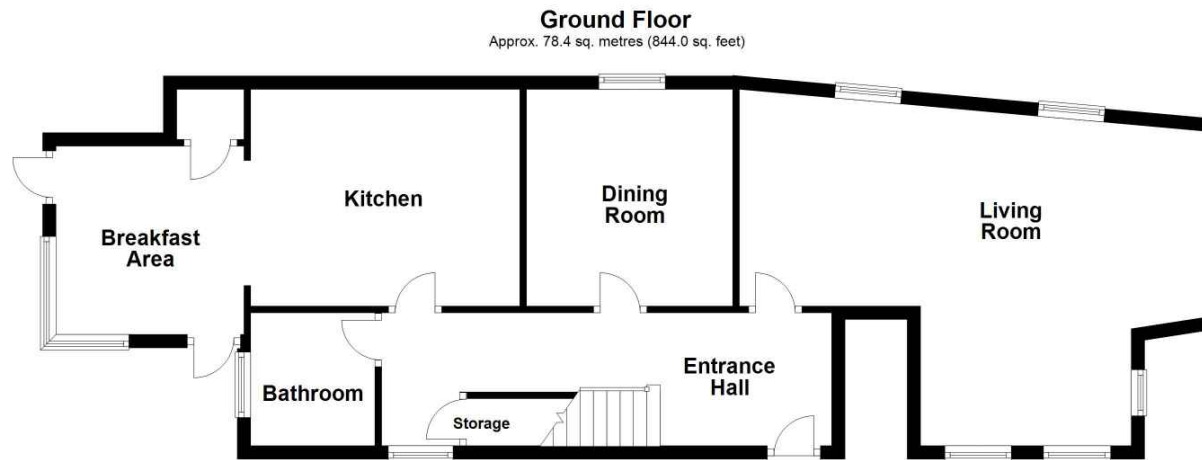
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FLOOR PLANS

Identification Purposes Only. Not to Scale



Total area: approx. 140.2 sq. metres (1530.1 sq. feet)

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