

Hamptons

INTERNATIONAL



5 St James's Terrace, Sandymount Road, Dublin 4, D04W667

4  4  3 

GUIDE PRICE

£1,310,000

(€1,495,000)

Property details



Attributes

 Garden

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Description

4 bedroom house for sale DNG is delighted to present 5 St James's Terrace, Sandymount, Dublin 4 to the market. A distinguished period residence with exceptional versatility in a prime coastal location. No. 5 is an elegant end-terrace period home, ideally positioned in a quiet and highly desirable row of houses beside Star of the Sea Church on Sandymount Road. Carefully maintained, recently modernised and upgraded, the property also benefits from two modern separate gas central heating systems, and the property retains many original period features while offering a wonderful opportunity for a discerning purchaser to create a truly special home. This appealing residence offers a rare level of flexibility, perfectly suited as a forever family home, an intergenerational living space, or a smart investment opportunity. With its superb location just a short stroll from Sandymount Village, Sandymount Strand, and Dublin City Centre, the setting is as attractive as the home itself. The property further benefits from a self-contained garden apartment and is offered for sale as one unit with full vacant possession. Set back from the road and accessed through a pedestrian gate, the property is approached via granite steps leading to the front door. A bright and welcoming entrance hallway sets the tone, showcasing many fine period details. Two elegant interconnecting reception rooms enjoy a dual aspect to the front and rear, creating light-filled and versatile living spaces ideal for both everyday living and entertaining. The kitchen is located to the rear and provides access via stone steps, complete with handrail, to the private rear garden. Upstairs, the first-floor return accommodates a family bathroom and guest WC. The main first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with en-suite, along with two additional bedrooms. A further staircase leads to the attic level, where a bright and spacious room is complemented by a large en-suite bathroom and excellent eaves storage, offering a variety of potential uses. At garden level, a well-presented and fully self-contained apartment adds significant appeal. With its own private entrance located beneath the front steps, the accommodation includes a hallway leading to a spacious living/dining room. A further inner hallway provides access to the kitchen, bathroom, and a comfortable double bedroom. This level also enjoys direct access to the rear garden, enhancing its independence and usability. The long rear garden is beautifully maintained and offers a private retreat. Laid to lawn with a paved patio area towards the rear, which is bordered by flower beds. The garden is enclosed by high stone walls, ensuring excellent privacy. To the rear, there is access to a private field for the exclusive use of residents of St James's Terrace, held under a leasehold arrangement which is an unusual and valuable amenity in such a prime urban setting. Situated in the heart of Sandymount, one of Dublin's most sought-after residential areas, this property enjoys immediate access to a wealth of local amenities and coastal walks with urban convenience. The area is renowned for its village atmosphere, excellent amenities, and strong community feel. Transport links are excellent, with a regular bus service passing directly outside the property, providing swift access to Dublin City Centre. The DART at Lansdowne Road is also within walking distance, offering further connectivity across the city and beyond. Families are well served by a selection of highly regarded schools in the vicinity, including Star of the Sea National School, Shelly banks Educate Together NS, Sandymount Park ETSS, Lakelands, Girls NS, St Matthews NS and Marian College, among others. Altogether, this is a location that truly offers the best of Dublin living—coastal charm, strong community spirit, and outstanding convenience. Early viewing is highly recommended.

Entrance level Entrance hallway Wood flooring, ceiling rose and coving, alarm panel, stairs to first floor, understairs storage / utility. Doors to reception rooms. Living room Bright reception room, fireplace, ceiling rose and coving. Window to front, interconnecting doors to dining room. Dining room Bright reception room, wood floor, fireplace, ceiling rose and coving. Window to rear, interconnecting doors to living room. Kitchen Wood flooring, fitted kitchen units, tiled splash back, plumbed for washing and dishwasher, window to rear, electric oven, hob and extractor fan. Door to rear garden. First floor return Fitted carpet, access to attic space. Bathroom Tiled floor, window to rear, bath with shower head over, wood panelling, heated towel rail, w.c., w.h.b. and extractor fan. w.c Tiled floor, wood panelling, window to side, w.c., w.h.b. and extractor fan. Bedroom 1 (Master) Generous double bedroom with window to front, fitted carpet, ceiling coving, built in wardorbes, door to en-suite. En-suite Tiled floor, part-tiled walls, large shower unit, w.c., w.h.b. and extractor fan. Bedroom 2 Bright double bedroom, fitted carpet, ceiling coving, built-in wardrobes, window to rear. Bedroom 3 Fitted carpet, ceiling coving, window to front, built-in wardorbes. First floor landing Built-in storage, ceiling coving, window fan, stairs to second floor. Second floor Attic room Generous attic room, four Velux windows, fitted carpet, built-in wardrobe, storage and eave storage. Door to en-suite En-suite Fully tiled floor and part-tiled walls, wood panelling, shower unit, large Velux window, heated towel rail built-in storage, extractor fan, w.c. and w.h.b.. Garden level

Entrance porch Tiled floor, door to living room. Living room Wood flooring, window to front, recessed lights, tiled fireplace surround. Door to kitchen. Kitchen Wood flooring, fitted kitchen units, window to side, electric oven, hob and extractor fan, plumbed for dishwasher and washing machine. Door to bedroom and lobby. Bedroom Generous bedroom, fitted carpet, tiled fireplace surround, window to rear. Lobby Wood flooring, gas boiler, fitted units. Door to rear garden. Bathroom Tiled floor, part-tiled walls, window to rear, shower over bath, w.c., w.h.b and extractor fan. Outside Rear garden Long rear garden is beautifully maintained and offers a private retreat. Laid to lawn with a paved patio area towards the rear, which is bordered by flower beds. The garden is enclosed by high stone walls, ensuring excellent privacy. To the rear, there is access to a private field for the exclusive use of residents of St. James's Terrace.

























Low res file for proofing

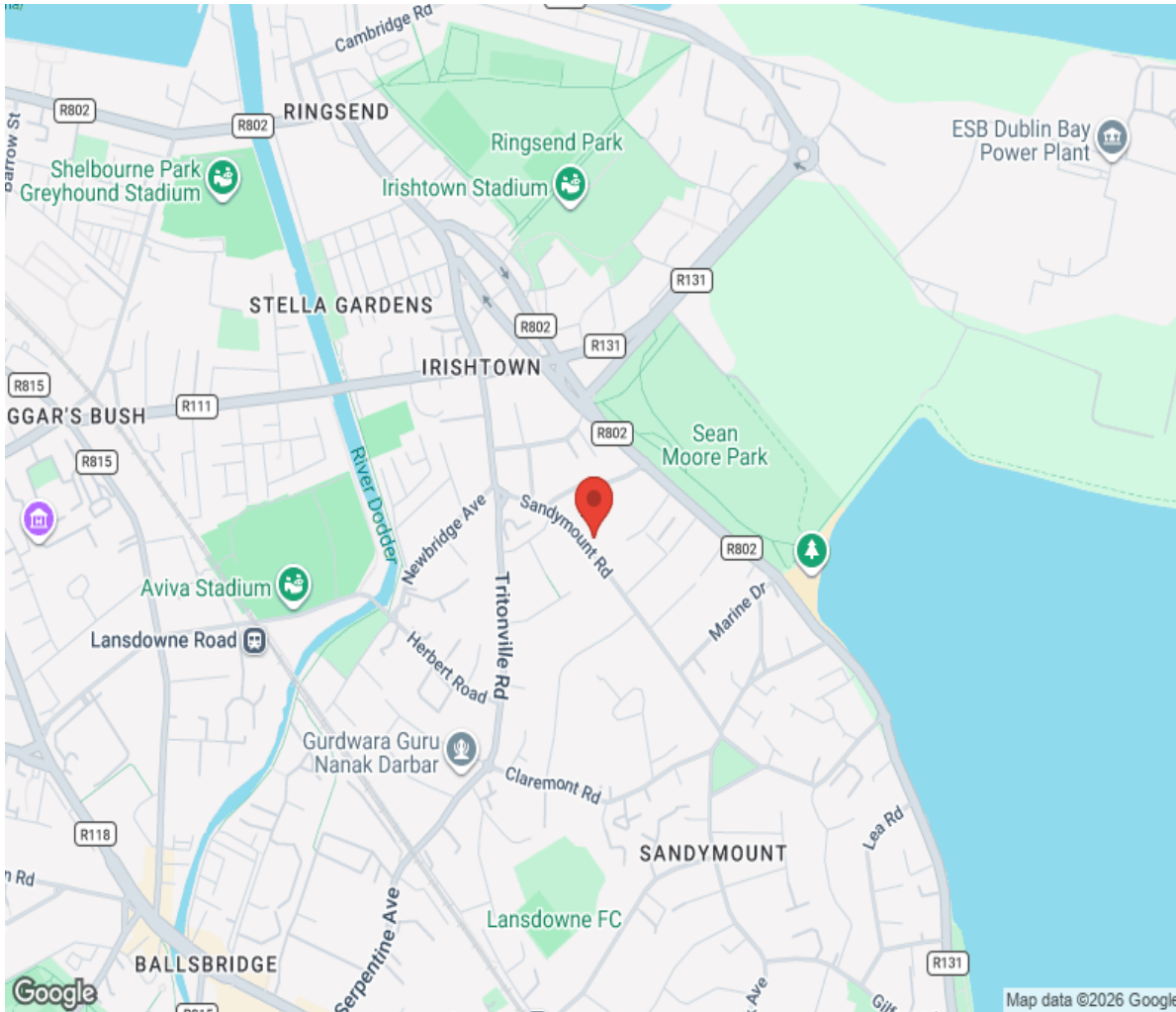




Floor plan



Location



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