

# Murphystown House

+ Site with FPP for Detached Bungalow

Kilgobbin Road, Sandyford, Dublin 18



Murphystown House stands on a substantial corner site of c.0.124 Ha (c.0.3 Acre), is approached through electronic security entrance gates, and offers an impressive blend of space, complete privacy and mature surroundings, all in a very convenient location.

Bounded by high granite walls and wooded, well planted, mature gardens that provide year round privacy and natural beauty, this residence of c.428 sq.m (c.4,607sq.ft.) offers adaptive living accommodation, which includes an integrated two storey garage with a separate entrance and offers potential.

Light filled living spaces open seamlessly into the gardens, enhancing the sense of outdoor-indoor living. Externally the mature gardens feature a combination of tall trees, flowering shrubs, lawn, and sheltered seating areas, creating a tranquil retreat just moments from everyday amenities. The gardens have been well planted over the years and offer great privacy and seclusion, and are perfect for outdoor entertaining or relaxing areas.

Accommodation on the ground floor comprises impressive pillared Reception Hall, Drawing Room, Dining Room, Family Room/Study, Breakfast Room, Kitchen, Two Bedrooms with Dressing Room and En Suite to Bedroom 1.

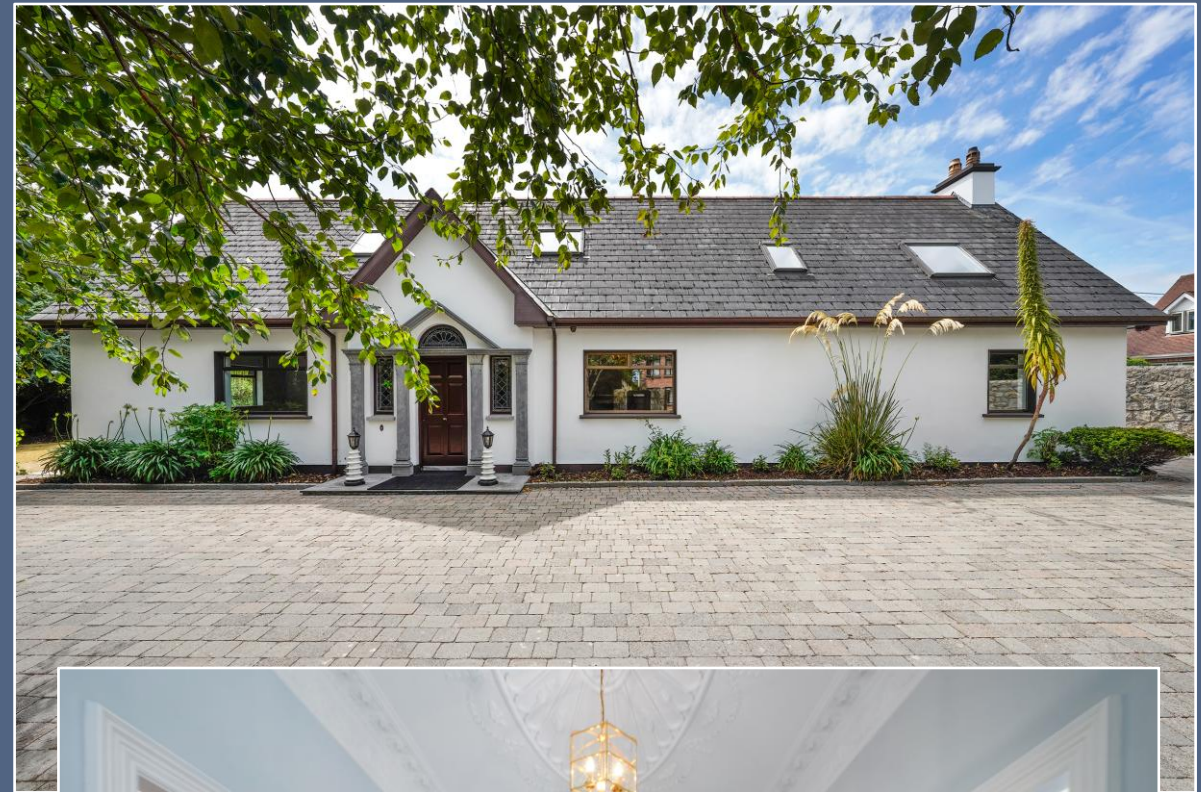
Access from the ground floor leads to a large two storey garage (c.61 sq.m. /c.658 sq.ft.) which could be adapted to a variety of uses.

At first floor level there is a large bright Lounge, four bedrooms, Laundry Room, and Bathroom, and stairs leading to a ground floor entrance door.

Murphystown House benefits from Full Planning Permission (Register Reference: D25A/0079/WEB dated 1<sup>st</sup> May 2025) granted by DLRCC for the construction of a detached three bedroomed dormer bungalow of c. 120.5 sq.m., accessed from the Old Murphystown Road.

Situated midway between Stepside and Sandyford Villages and only a stroll from the LUAS at Glencairn, Murphystown House is minutes from The Beacon Hospital, Sandyford Business District, Dundrum Town Centre, and offers easy access to the M50 and N11.

This is a rare opportunity to acquire a substantial family home on a private, tree lined site, ideal for those seeking space and privacy in an established residential setting.









ACCOMMODATION	Ground Floor
Entrance Hall	6.13 x 3.05
With marble floor. Feature pillars, coving & centrepiece. Double doors to Drawing Room & Dining room.	
Inner Hall	
With coving & centrepiece.	
Drawing room	5.47 x 4.69
With marble fireplace. Built in solid fuel stove. Coving & centrepiece. Double doors to Hall.	
Dining room	4.66 x 3.97
With marble fireplace. Coving & centrepiece. Door to Breakfast room.	
Breakfast room	4.96 x 4.22
With tiled floor. Pantry off.	
Kitchen	3.63 x 3.20
With tiled floor. Built in presses. Sink unit.	
Garage (Ground level)	5.76 x 5.36
With separate entrance door from side. Up & over electric garage door. Tiled floor. Stairs to upper level.	
Garage (Upper level)	5.66 x 5.35
With Velux roof lights.	
Bedroom 1	5.74 x 4.04
Coving to ceiling & centrepiece.	
Dressing room	2.59 x 2.04
With built in wardrobes.	
En Suite	2.64 x 2.27
With bath, stand in shower, wc & bidet. Coving to ceiling.	
Bedroom 2	3.18 x 2.46
Coving to ceiling & centrepiece.	
Family room/Study	3.81 x 3.71
With marble fireplace. Coving to ceiling & centrepiece.	
Conservatory 1	7.83 x 2.33
PVC double glazed windows & double doors to garden. Ceramic floor tiles.	
Conservatory 2	7.70 x 3.24
PVC double glazed windows & double doors to garden. Ceramic floor tiles.	
Guest w/c	2.97 x 1.13
With wc & washbasin. Tiled floor. Coving to ceiling & centrepiece.	









## SOME FEATURES:

- Standing on a private site of c.0.124 ha (c.0.3 Acre)
- GIA c.428 sq.m. (c.4,607 sq.ft.) including two storey Garage
- BER (Building Energy Rating) C2
- Full Planning Permission granted on site for 2 storey dormer bungalow of c.120.5 sq.m. with access from adjoining Murphystown Road.
- Integrated two storey Garage with potential
- Electronic Security Entrance Gates
- Impressive pillared Reception Hall
- Six bedrooms
- Two light filled Conservatories overlooking garden areas
- Surrounded by high granite walls
- Wooded, well planted, mature gardens
- Pedestrian entrance gate
- Video (Internal & External) Security System
- Intruder alarm
- Recently redecorated internally and externally
- Ample Private Parking
- Cobblelock Driveway
- Electric up and over Garage door
- Oil fired radiator central heating
- LUAS at Glencairn just a short stroll
- Access to N11 and M50 nearby
- Surrounded by numerous amenities



First Floor

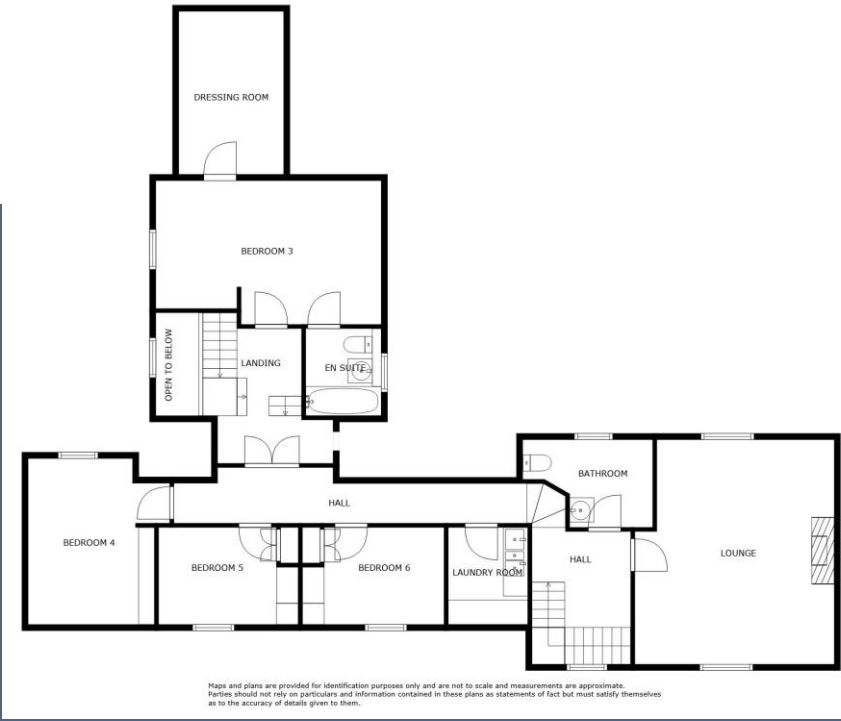
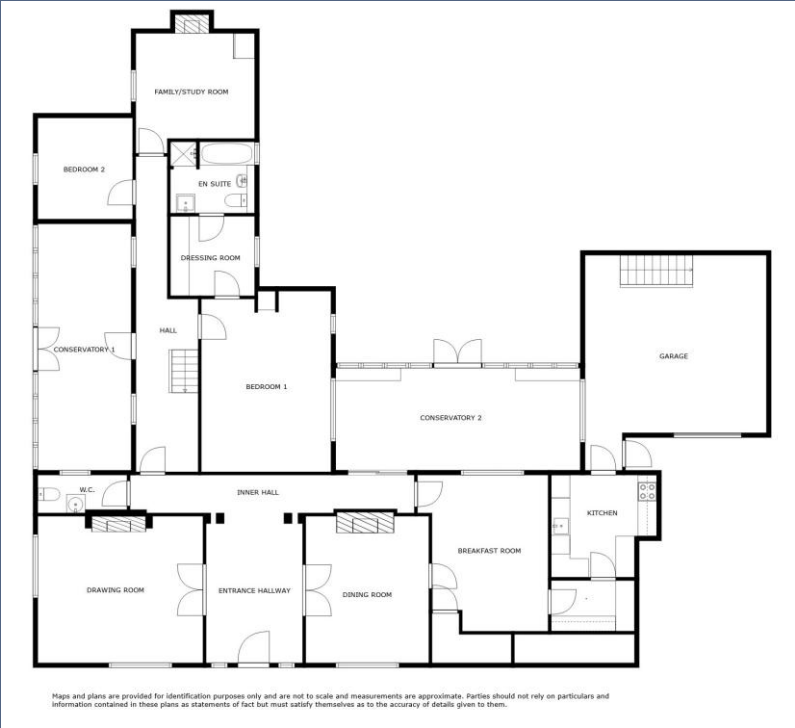
- Bedroom 15.24 x 3.45  
With Velux roof light.
- Dressing room3.95 x 2.52
- En Suite2.19 x 1.85  
With bath, wc & washbasin. Ceramic wall tiles. Velux roof light.
- Bedroom 24.11 x 3.58  
With built in wardrobes. Velux roof light.
- Bedroom 33.50 x 2.43  
With built in wardrobe. Velux roof light.
- Bedroom 43.49 x 2.44  
With built in wardrobe. Velux roof light.
- Laundry room1.96 x 1.70  
With storage presses. Sink unit.
- Bathroom2.80 x 2.15  
With bath, wc & washbasin. Velux roof light.
- Lounge5.37 x 4.84  
With fireplace surround. Velux roof lights.

Gross Internal Area:  
c.428 sq.m. (c. 4,607 sq.ft.)

B.E.R: C2  
No. 118606870. EPI. 194.4 kWh/m²/yr

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