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For Sale by Private Treaty



44 North Avenue, Mount Merrion, Co. Dublin



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For Sale by Private Treaty

44 North Avenue, Mount Merrion, Co. Dublin



Allen & Jacobs are delighted to present this substantial (c. 183 sq/m) semi detached house presented in wonderful condition throughout. Set back from the road in a quiet cul de sac, no. 44, which has been upgraded, extended and renovated by its current owners, now offers exceptional accommodation, ideal for family living and entertaining alike. Currently the property boasts a large two storey granny flat to the side which has been designed so as to easily incorporate it back into the main house. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen, lounge, utility room, 2nd kitchen, guest wc, five bedrooms and 2 bathrooms. Very private and well stocked gardens to the front and rear offer all day sunshine. A fabulous family home ready to walk into with viewing highly recommended.

A prime location, with a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of South Co Dublin’s finest schools and colleges, the wonderful Deer Park with its extensive range of amenities, Churches, U.C.D. Belfield. The house is also conveniently located to Leopardstown Race Course, Sandyford and Stillorgan Business Parks and the Shopping Centres of Blackrock and Dundrum. Close to hand are an excellent choice of transport links including the QBC and LUAS line. The road networks of the M50 and the N11 are also easily accessed.

At A Glance

- Extremely Popular and Mature Location
- Presented in Truly Wonderful Condition
- Bright and Spacious Accommodation of Approximately 183 sq/m
- A selection of South Co Dublin’s Finest Schools and Colleges within Easy Reach
- A Short Stroll from the Deer Park, Shops, Restaurants And Bar
- DART and QBC within Easy Reach
- Gas Fired Central Heating
- Large and Private Gardens



Viewing
Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator
Andrew Allen MIPAV

Notes:

Accommodation

Reception Hall 5.13m x 2.86m: Solid oak floors. Understairs storage.

Livingroom: 4.45m x 3.87m: Feature bay window. Solid oak floors.

Diningroom: 3.95m x 3.87m: With sliding patio doors to rear garden. Solid oak floors.

Kitchen: 4.75m x 2.73m: Fabulous country style kitchen with range of wall and floor units. Solid oak floors.



Lounge: 4.94m x 4.19m: With staircase to first floor.

2nd Kitchen/playroom: 4.14m x 3.45m: Fitted kitchen with range of wall and floor units.

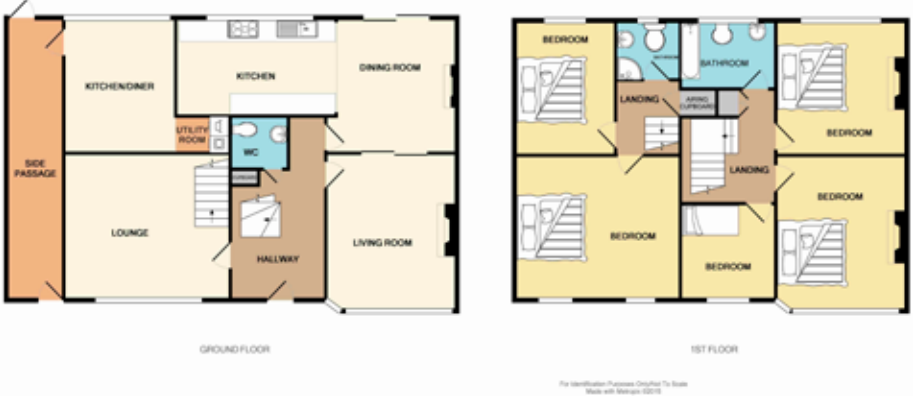
Utility Room: 1.55m x 1.24m:

Landing: 3.33m x 2.89m: With pull down ladder to partly floored and very large attic. Hotpress.

Bedroom 1: 4.45m x 3.87m:

Bedroom 2: 3.95m x 3.87m:

Bedroom 3: 2.72m x 2.9m:



Bedroom 4: 4.94m x 4.16m:

Bedroom 5: 4.11m x 3.01m:

Family Bathroom: 2.84m x 1.7m: Bathroom suite with wc, whb & bath with electric shower.

Shower Room: 1.76m x 1.7m: With wc, whb & shower cubicle.

Outside

Very private and well stocked gardens to the front and rear offer all day sunshine.

