



4 North Avenue, Mount Merrion, County Dublin  
A94X324

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165 m<sup>2</sup> / 1776 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD

**DNG**

# 4 North Avenue, Mount Merrion, County Dublin A94X324

In the heart of Mount Merrion is this attractive 1950's home having been well cared for by the same family for the past 45 years. Offering spacious accommodation of c. 165sqm this fine residence is ideally located on one of Mount Merrion's most sought after roads and has so much to offer the discerning purchaser particularly a young family.

Offering excellent potential to extend into the rear garden (subject to planning permission if above exemption status) this fine property also offers magnificent, landscaped gardens to the front and rear. The accommodation comprises an inviting entrance hall, interconnected living / dining room with access to the bright conservatory, kitchen enjoying a pleasant outlook over the garden, generous breakfast room and further study/TV room. On the first floor are four excellent bedrooms three of which are generous doubles.

## Accommodation

**Entrance Hall:** 5.6m x 1.9m

With ceiling coving, ceiling rose, dado rail, under stairs storage, alarm panel and phone point. Stairs to first floor level.

**Living Room:** 4.3m x 3.4m

With ceiling coving, ceiling rose, open fireplace with wooden mantle and marble surround, TV point and sliding door to....

**Dining Room:** 4.8m x 3.4m

With ceiling coving, ceiling rose and open fireplace with marble surround and granite base. Sliding door to conservatory.

**Conservatory:** 3.6m x 3.4m

Very bright space with tiled floor and built in shelving. Door to patio and rear garden.

**Kitchen:** 3.3m x 2.4m

With tiled floor, fitted base and wall level units, tiled splash back, integrated oven and hob, provision for fridge/freezer, plumbing for washing machine and stainless steel sink with drainer.

**Breakfast Room:** 2.8m x 2.9m

With tiled floor, built in shelving and storage and TV point

**Study:** 4.7m x 2.5m Spacious front facing reception room.

**Landing:** Bright space giving access to the bedrooms.

**Bedroom 1:** 4.9m x 3.5m Spacious double bedroom with built in wardrobes, wash hand basin and TV point overlooking the rear garden.

**Bedroom 2:** 4.4m x 3.4m Front facing double bedroom with built in wardrobes.

**Bedroom 3:** 4.4m x 2.7m Front facing double bedroom with wash hand basin and wall mounted mirror.

**Bedroom 4:** 3.25m x 1.9m Single bedroom with wall mounted mirror.

**Bathroom:** 2.9m x 1.9m With tiled floor, partly tiled walls, wall mounted mirror, attic hatch, shelved hot press, corner shower enclosure, bath, wash hand basin and separate w.c.

## Features

- Attractive Mount Merrion home
- Bright accommodation of c. 165sqm
- Conservatory overlooking landscaped gardens
- Gated side entrance

- Very long rear garden
- Ample off street parking
- Gas fired central heating
- Wired for alarm
- TV and Phone points

BER: F BER No. 108681818  
EPI: 396.86 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €875,000

**DNG Stillorgan**

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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