

# For Sale

Asking Price: €895,000



13 Redesdale Road, Mount Merrion,  
Co. Dublin, A94 V0A2



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BER C3



13 Redesdale Road is a wonderful three bedroom detached bungalow in the heart of Mount Merrion. With its front red brick façade and arched entrance doorway, it really is picture perfect and full of charm. It is deceptively spacious extending to approx. 1,335sq.ft. and also having a garage of a further 137sq.ft. approx. that you could convert if so desired (subject to the relevant planning). It has been a much loved home over the years, but is now ready for its new owners to modernize and upgrade it throughout.

The accommodation comprises of entrance hall, large living/family room to the rear which opens out into a conservatory, kitchen/breakfast room, utility, 3 bedrooms – two doubles and one single and a shower room. There is attic access from the hallway.

Mount Merrion is one of south Dublin's most sought after locations, strolling distance from local shops, the leisure facilities of Deer Park and all the amenities of Stillorgan, Blackrock and Dundrum, all within easy reach. The location is greatly enhanced by the wide selection of Senior and Junior schools close at hand, including Mount Anville, St Andrew's College, Colaiste Iosagain, St Theresa's Primary School, Booterstown National School and Our Lady's Grove, Blackrock College, Oatlands College & St. Killians. Redesdale Road is also within walking distance of UCD Belfield & campus.

This property is convenient to the Luas with its fast access to the city centre. Other transport links include the M50, N11 and access to the air coach.

#### SPECIAL FEATURES

- Wonderful detached bungalow
- Garage to the side suitable for conversion
- Private rear gardens of approx. 55 ft
- Popular location in Mount Merrion
- External insulation completed 2023
- GFCH



**ACCOMMODATION**

Floor Area: 124sq.m. / 1,335sq.ft. approx. plus 137sq.ft. in the garage.

Hallway Laminate flooring, ceiling coving, recessed lighting.

Living/Family Room Carpet flooring, recessed lighting, window to side, open fireplace with marble hearth, inset and mantle. Sliding doors to conservatory.

Kitchen Lino flooring, window to side and rear, fitted wooden units, tiled splashback, Whirlpool electric oven, Neff integrated dishwasher, Neff double oven, integrated Zanussi fridge freezer. Door to ...

Utility Room Lino flooring, central light, fitted storage units, window to rear, door to outside.

Conservatory Lino flooring, double doors opening out onto patio area.

Bedroom 1 Double room with carpet flooring, window to front, fitted Sliderobes, central light.

Bedroom 2 Double room with carpet flooring, ceiling coving, window overlooking front.

Bedroom 3 Single room, carpet flooring and window to side.

Shower Room Lino flooring, two windows to side, wc, wash hand basin, part tiled walls, Aqualstream shower.

**GARDEN**

To the front there is off street parking on the cobblelock driveway and a lawn area to the side with mature trees and bushes. A garage to the side measures 137sq.ft. approx. and could be converted(subject to PP). The rear garden measures approx. 55' and is laid mainly in lawn with mature trees and bushes bordering. It is walled on all sides, extremely private and is the perfect spot to relax and enjoy your peaceful surroundings.

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