



22 Greygates, Mount Merrion, Co Dublin

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ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is truly delighted to bring 22 Greygates, Mount Merrion to the market. This very fine four bed detached family home, enjoys well balanced accommodation, extending to 159 sq.m / 1,711 sq.ft, set out over two levels and extremely well maintained gardens both front and rear.

Originally built in the 1930's, by the renowned Kenny builders, 22 Greygates has been lovingly maintained over the years by its current owners and retains many of its original features. Accommodation briefly comprises of an entrance porch, a large entrance hall which leads to a bright and airy living room, dining room, kitchen and family room. Upstairs there are four well-proportioned bedrooms, a family bathroom and separate w.c.

Outside, to the front a gated driveway provides ample off-street parking, bordered by a lawn and mature bedding. Dual side access leads to the most appealing rear garden that benefits from a sunny south westerly aspect. The rear garden benefits from a paved patio area, ideal for entertaining or relaxing with steps leading to a lawned area, bordered by well stocked flowerbeds and a variety of shrubs, trees and mature hedging offering privacy and all day sunshine. There is also a purpose built storage shed, outside w.c. and boiler house.

The location is second to none, nestled in the heart of Mount Merrion, a perfect setting for families. It is but a short stroll from local shops, including SuperValu and adjacent to the N11 (QBC – routes 46A and 145) and the M50 is a short drive away. The DART at Booterstown is easily accessible as is the LUAS at Kilmacud and Stillorgan.

Mount Merrion is spoilt for choice in terms of schools, with Mount Anville, St Andrews College, Blackrock College, St Theresa's, St Kilian's Euro Campus, Colaiste Eoin, Colaiste Iosagain and Oatlands College all close by. UCD is also within very easy reach. There are numerous sports and recreational amenities in the vicinity, including local tennis and football at Deerpark, rugby and GAA clubs and marine activities at nearby Dun Laoghaire.

Stillorgan and Blackrock Villages and Dundrum Town Centre are all within a short walk or drive away and offer an array of specialist shops, department stores, supermarkets, restaurants, coffee shops and delis.

Viewing is highly recommended.

SPECIAL FEATURES

- » Very well maintained 4 bed detached family home
- » Extending to 159 sq.m / 1,711 sq.ft
- » Most appealing sunny south westerly facing rear garden
- » Oil fired central heating
- » Burglar alarm
- » Excellent transport links, including N11 (QBC), DART, LUAS and M50
- » Close to several top rated schools and sports / recreational amenities





ACCOMMODATION

ENTRANCE PORCH

2.54m x 1.89m (8'3" x 6'2")
Tiled floor.

ENTRANCE HALL

4.68m x 2.32m (15'3" x 7'6")
Ceiling coving, understairs storage, cloakroom.

LIVING ROOM

7.33m x 4.9m (24'04" x 16')
Ceiling coving, t.v. point, door to patio and rear garden.

DINING ROOM

3.82m x 4.1m (12'5" x 13'4")
Tiled fireplace with open fire, ceiling coving, bay window.

KITCHEN

6.5m x 2.78m (21'3" x 9'1")
Range of built in units, worktop, double Belfast sink, tiled splashback, provision for stand-alone cooker, hotpress with immersion, timer and shelving. Door to side.

FAMILY ROOM

4.54m x 2.71m (14'8" x 8'8")
Window overlooking front garden and t.v. point.

STAIRCASE TO FIRST FLOOR

BEDROOM 1 / MASTER

3.82m x 4.02m (12'5" x 13'1")
Bay window, wash hand basin with tiled splash back.

BEDROOM 2

3.62m x 2.84m (11'8" x 9'3")
Window overlooking rear garden.

BEDROOM 3

3.03m x 2.71m (9'9" x 8'9")
Original cast iron corner heater, window overlooking rear garden, access to ample under-eaves storage.

BEDROOM 4

4.2m x 3.38m (13'7" x 11')
Window overlooking front garden, telephone point.

BATHROOM

1.90m x 1.82m (6'2" x 5'11")
Shower unit with electric shower, wash hand basin, tiled splash back and light over, mirrored medicine cabinet and tiled walls.

SEPARATE W.C.

1.86m x 0.82m (6'1" x 2'6")



BER DETAILS

BER Rating: F

BER Number: 109999482

Energy Performance Indicator: 409.23 kWh/m²/yrs.

OUTSIDE

To the front a driveway provides ample off-street parking, alongside a lawned area bordered by mature bedding. Dual side access leads to a large rear garden that benefits from a sunny south westerly aspect. The garden benefits from a paved patio area, ideal for entertaining or relaxing with steps leading to a lawned area, bordered with well stocked flowerbeds and a variety of shrubs, trees and mature hedging offering privacy and all day sunshine. There is also a purpose built storage shed (5.14m x 1.58m / 16'8" x 5'1"), boiler house and separate w.c.

DIRECTIONS

Travelling towards the city centre along the Stillorgan dual carriage way, go through the traffic lights at the top of Mount Merrion Avenue and 22 Greygates is approximately 100m down on your left hand side.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on

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Email: foxrock@huntersestateagent.ie



FLOORPLANS

Not to Scale. For Identification Purposes Only.

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