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Sherry FitzGerald



NEGOTIATOR

Ronan O'Hara Assoc. SCSi
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 257 8885
E: ronan.ohara@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice on mortgages talk to Emmet Farrelly
T: 01 2880088
M: 087 1245 891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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26 North Avenue, Mount Merrion,
Co. Dublin, A94 V992

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.



Sherry FitzGerald is proud to present to the market number 26 North Avenue, an impressive and beautifully modernised and upgraded, semi-detached family home in superb condition throughout and offering bright spacious accommodation over two levels along with a well-advanced attic conversion awaiting completion.

On entering the light filled and spacious hall one is immediately struck with the light flooding in from the side windows and the striking feature window from the half return to the front of the property. There are many lovely features such as the coving and the centre rose with access to all the reception rooms from here. Under the stairs to the front there is a large laundry/utility room with a feature porthole window. The family room to the front with herringbone flooring and built in raised wood capsule stove makes this a very relaxing comfortable room. There is an excellent family living room to the rear which opens to the dining room/kitchen and from here there are double doors leading to the bright and inviting sunroom, the ideal place for appreciating the great garden. There is access to the rear garden from here. A fine kitchen also with access to the sunroom is very bright with three windows overlooking the garden and access to a large pantry with sliding doors to a wet room and door to side. Going upstairs there is the large, impressive feature window on the half return which floods the entire space with natural soft light. There are three good double bedrooms with the main bedroom to the rear with an extensive range of built-in wardrobes. There are two further double bedrooms, one to the front and the other to the rear. There is a newly upgraded very modern shower room with a large walk-in shower, underfloor heating and large vanity unit with storage which

completes the accommodation at first floor level.

The attic space is large and has been partially converted with plumbing, power, heating etc and awaits the new owner's vision to complete the area.

Located on one of Mount Merrion's most sought after roads. There are a host of amenities on the doorstep including Dublin's premier schools and Universities all located within walking distance, such as Blackrock College, St. Andrew's College, Mount Anville, Coláiste Eoin, Colaiste Iosagáin, Oatlands College, and UCD. The house is in the catchment area for Scoil san Treasa. Which is a highly regarded national school and is adjacent to Deerpark which is a substantial park with a playground, tennis club and other amenities. The N11, with the QBC, is within easy walking distance and the Luas and M50 are easily accessed for easy travel in and out of the city centre.

SPECIAL FEATURES

- Measuring 177sqm/1905sqft approx.
- Double glazed.
- Security alarm and CCTV.
- Security lighting and fire alarm.
- Bathroom by Bath House.
- Large Front Garden with good off-street parking (3 cars), evening ambient lighting.
- Front Shed for Bicycle and wood storage.
- Large attic room which has been partially converted.



ACCOMMODATION

Entrance Porch and Hall Tiled floor, light and bright hallway with solid Maple flooring and ceiling coving
 Utility/Laundry Room Located under the stairs, partially tiled with feature porthole window, and fitted storage drawers.
 Family Room Lovely room to the front with Solid Herringbone Oak floor, ceiling coving and a raised solid capsule wood burner.
 Living Room To the rear with Maple flooring, Victorian style fireplace with coal effect gas fire and timber mantelpiece, ceiling coving and glazed double doors opening into sunroom.
 Kitchen/ Dining Room: Maple flooring, cast-iron fireplace with built-in Cherrywood display cabinet with drawers and cupboards underneath. Opening to Kitchen: Modern kitchen with extensive range of Cherrywood wall and floor units with extensive polished granite worktops, Neff eye level oven and grill, four ring gas hob, integrated fridge/freezer, Bosch dishwasher, recessed downlighters, centre island unit. Three windows overlooking the rear garden. Door to large walk-in larder. Door to covered side passage spanning back to front. Sliding door to Sun Room Tiled floor with underfloor heating, three Velux roof lights and windows overlooking the rear garden. Pantry Large walk-in larder. Door to covered side passage spanning back to front. Sliding door to Shower Room Fully tiled with shower, wash hand basin and wc. Landing Stairs with half landing with feature window over the front garden.

Bedroom 1 Double bedroom to the rear with original tiled

fireplace, extensive range of Maple built-in wardrobes and window overlooking the rear garden.

Bedroom 2 Double bedroom to the rear with built-in wardrobes and fitted shelves and window overlooking the rear garden.

Bedroom 3 Double bedroom with original tiled fireplace with stripped and stained floor, ceiling coving.

Bathroom Luxurious new bathroom with stand in shower with rain power shower and glazed screen, slate flooring, tiled walls, wash hand basin and wc, heated towel rail, underfloor heating, ambient lighting and fitted storage unit. Window to the front.

Attic Foldaway ladder to large, bright attic room partially converted.

GARDEN

The rear garden is a beautiful addition to this stunning home. Measuring approximately 80ft long, with mature trees and shrubs this is a real haven of tranquillity to enjoy the sunshine and a lovely safe place for children to play which is totally private and not overlooked. It enjoys all day sunshine - given its size which offers a full range of aspects. There is a large lawn area and nice paved areas for seating and dining.

BER

BER C3, BER No. 117404749

Energy Performance Indicator: 224.79 kWh/m²/yr

