

BER E2



Evern

St. Thomas Road, Mount Merrion, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY

Evern, St. Thomas Road, Mount Merrion, Co. Dublin

Private Treaty - Approx. 0.2 acre (0.08 ha)

A unique opportunity to acquire a detached property with huge scope and potential, standing on a generous site of approx. 0.2acre (0.08ha), on the southern side of Mount Merrion's premier road.

Evern benefits from full planning permission to create a truly stunning, contemporary 4 bedroom home extending to an impressive approx.328sq.m. / 3,530sq.ft. and when constructed it will be one of the finest houses to be built in South Country Dublin in recent times.

As previously mentioned, St. Thomas Road is Mount Merrion's most sought after residential road, ideally located off The Rise with its neighbourhood shops which are a focal point for Mount Merrion. There is also a vibrant community centre, church, and sporting facilities, UCD Belfield campus and an excellent choice of some of the country's best known schools including Mount Anville, Colaiste Iosagain, The Teresian School, St Andrews, and Blackrock College to name but a few. The property is also within a short walk of the quality bus corridor on the N11, which provides ease of access to Dublin City Centre. Major shopping centres in Stillorgan and Blackrock and the DART station in Booterstown are also easily accessible.

Features

- Detached family home on Mount Merrion's premier road.
- Generous south facing site of approx. 0.2acre (0.08ha).
- Full planning permission to build a stunning, contemporary home (approx. 328sq.m. / 3,530sq.ft.)
- Planning reference: D23A/0741
- Highly sought after & convenient location a short walk to local amenities on The Rise and the QBC on the N11.
- Current floor area approx. 241sqm. (2,594sqft.)
- Gas fired central heating.



Accommodation

Reception Hall: 4.2m x 3m (13'9" x 9'10") with cloak hanging area.

Storage Area: 1.8m x 3.95m (5'11" x 13')

Guest Shower Room: Comprises step in tiled shower, w.c., wash hand basin, tiled walls and chrome heated towel rail.

Living/Dining Room: 3.85m x 9.55m (12'8" x 31'4") with "Le Droff" style fireplace, serving hatch to kitchen and sliding doors to patio and rear garden.

Study: 2.95m x 7m (9'8" x 23') with door to

Side Passage: 0.85m x 13.2m (.278'10" x 43'4") with doors to front and rear.

Family Room: 5.5m x 3.75m (18'1" x 12'4") with doors to

Kitchen/Breakfast Room: 5.45m x 3.45m (17'11" x 11'4") fitted with a range of cupboards, presses, drawers, one and a half bowl stainless steel sink unit, worktop and tiled splash back, space for free standing double oven with electric hob over. Space for free standing American style fridge freezer, plumbing for dishwasher, built in breakfast bar and door to a lobby area.

Communicating Lobby: With doors to rear garden and

Utility Room: 2.25m x 3.1m (7'5" x 10'2") Work top with stainless steel sink drainer unit, plumbed for washing machine. Boiler is housed here. Off this room there is the communicating lobby area.

Sunroom: 1.8m x 2.85m (5'11" x 9'4") French doors to rear garden

Upstairs

Bedroom 1: 4.55m x 3.8m (14'11" x 12'6") with built in wardrobes, door to

En-suite: Comprises bath, with electric shower over, w.c., bidet wash hand basin and built in cupboards.

Bedroom 2: 3.2m x 1.8m (10'6" x 5'11")

Bedroom 3: 2.85m x 2m (9'4" x 6'7") with built in wardrobe.

Bedroom 4: 3.1m x 3.75m (10'2" x 12'4") with built in wardrobes with vanity unit.

Bedroom 5: 4.1m x 3.8m (13'5" x 12'6") with built in wardrobes and door to en-suite.

Bathroom: Comprising shower, vanity wash hand basin, w.c., tiled floor and partly tiled walls.

Outside: The front garden is laid out in lawn with herbaceous borders, hedging and palm tree. Cobble lock driveway providing generous parking.

The private, southerly rear garden (approx. 33m. / 108ft.) is a particular selling feature. It is laid in lawn, bordered by flower beds with mature bushes and shrubs. Large patio with two outside sheds.

BER Information

BER: E2. BER No: 115454324

EPI: 369.8 kWh/m²/yr.

Eircode

A94 F973





EXISTING FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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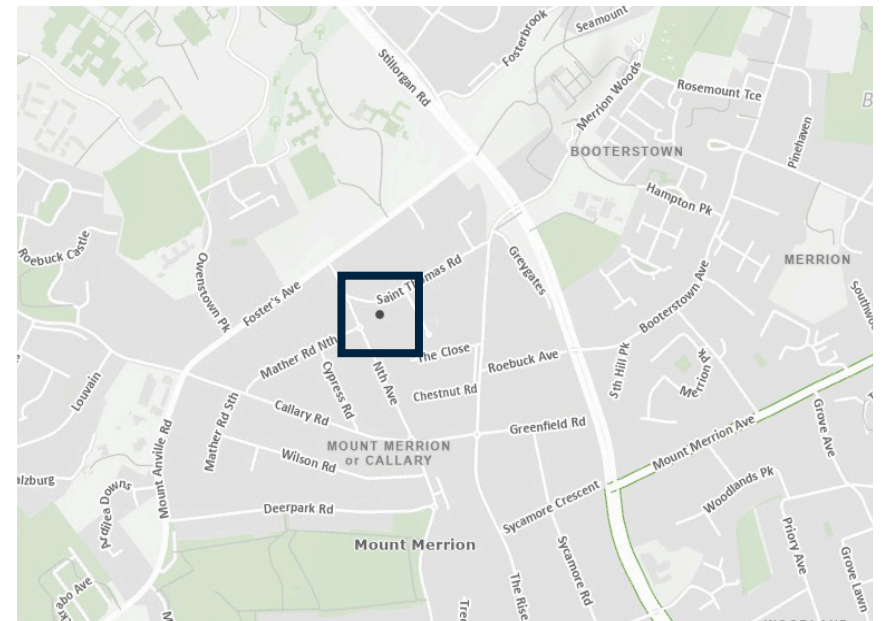
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