



THE LIMES

Merrion Road, Dublin 4

BER A3



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



THE LIMES, MERRION ROAD, DUBLIN 4



THIS IS A RARE AND EXCITING OPPORTUNITY TO ACQUIRE THIS EXTREMELY IMPRESSIVE MODERN, C. 2008, DOUBLE FRONTED DETACHED RESIDENCE ON MERRION ROAD, ONE OF DUBLIN'S MOST SOUGHT AFTER AND CONVENIENT RESIDENTIAL ROADS.

PROVIDING 400SQM / 4,305SQFT APPROX. (INCLUDING THE SUPERB 48SQM / 510SQFT APPROX. CONVERTED ATTIC SPACE) OF SUPERBLY APPOINTED, LIGHT FILLED ACCOMMODATION, THE LIMES IS THE PERFECT CHOICE FOR THOSE SEEKING A WONDERFULLY ELEGANT A RATED HOME WITH ALL THE ADVANTAGES AND COMFORTS OF MODERN DAY LIVING.

400sqm / 4,305sqft approx.

For Sale by Private Treaty

BER: A3 | BER Number: 117380287 | EPI: 60.27 kWh/m²/yr



SPECIAL FEATURES

- Large front garden with secure off-street parking and feature central fountain.
 - Entrance hall with feature carved staircase.
 - Drawing Room with impressive limestone fireplace.
- Magnificent open plan living / dining / fully fitted kitchen.
 - Superbly fitted out study / library.
 - Spacious landing.
- Main bedroom suite with large bedroom, spacious shower room ensuite and fully fitted dressing room.
 - Guest bedroom with shower room ensuite.
 - Luxurious family bathroom.
- Very spacious attic space, ideally suited for a variety of uses, comprising 3 rooms, shower room and extensive under eaves storage.
 - Beautifully landscaped and totally private back garden.

ACCOMMODATION

Magnificent Hallway: with Crema Marfil tiled floor, curved wall leading to feature curved staircase with wrought iron balustrades with mahogany banister and door to;

Guest W.C.: with W.C, W.H.B.

To the right, off the hall

Home Office/Library: with extensive bespoke Mahogany bookshelves, drawers, wall panelling and deep bay window.

To the left, off the hall

Drawing room: with feature oak flooring, magnificent limestone fireplace with coal effect gas fire, mirrored alcoves, and glazed counter-levered folding doors to;

Living area: with matching oak timber flooring, feature limestone fireplace with coal effect gas fire, sliding patio doors to paved patio and open plan to;

Very spacious kitchen/breakfast room: with marble tiled floor, floor to ceiling glazed walls and sliding patio door to rear. The kitchen area is fitted with an extensive range Christoph wall and floor units incorporating Miele dishwasher, double Belfast sink with boiling water tap, full height fridge, larder unit, glazed display cabinets, pelmet lighting, and granite worktop.

The large L-shaped island incorporates an excellent range of fitted presses and a circular stainless-steel sink with Quooker style tap, microwave and raised timber breakfast counter.

Laundry/utility: very spacious with tiled floor plumbing for washing machine, press with water tank and heating system, wall and floor units and stainless-steel sink.

The impressive, curved marble staircase: leads to the ½ landing with bespoke stained-glass window, and to the spacious landing with Crema marble tiled floor.

Double mahogany doors lead to entrance lobby with sky light, tiled floor, and door to;



Magnificent Main bedroom: with 2 large windows overlooking the rear and door to;

Luxurious shower room ensuite: fully tiled large step in shower, WC, on Raised mosaic tiled floor, twin WHB, set in glazed vanity unit with mirrored overhead medicine cabinet.

Walk in dressing room/Bedroom 4: With extensive range of mahogany, fitted drawers all with matching brass handles, full length and ½ length hanging presses, central dressing table and seating area and large bay window.

Bedroom 2: Large double to front with Bay window, wall to wall built in wardrobes and door to

Shower room en-suite: with tiled floor and walls, double shower with W.C, heated towel rail and mirrored medicine cabinet.

Bedroom 3: Double, overlooking the back garden.

Luxurious bathroom: with tiled floor and walls, feature mosaic tiled wall, standalone role top bath with WHB, WC, heated rowel rail and mirrored medicine cabinet.

Stairs: with floor lights lead from the landing to the very spacious 47sqm/500sqft attic level.

Main room: with large Velux window with projector and drop-down screen and door to anit room with showroom of door to extremely accessible and spacious under eaves storage.

Off the landing is another generous room with a Velux window.

OUTSIDE

Wrought iron gates leads to large gravel parking area divided by two well stocked flower beds.

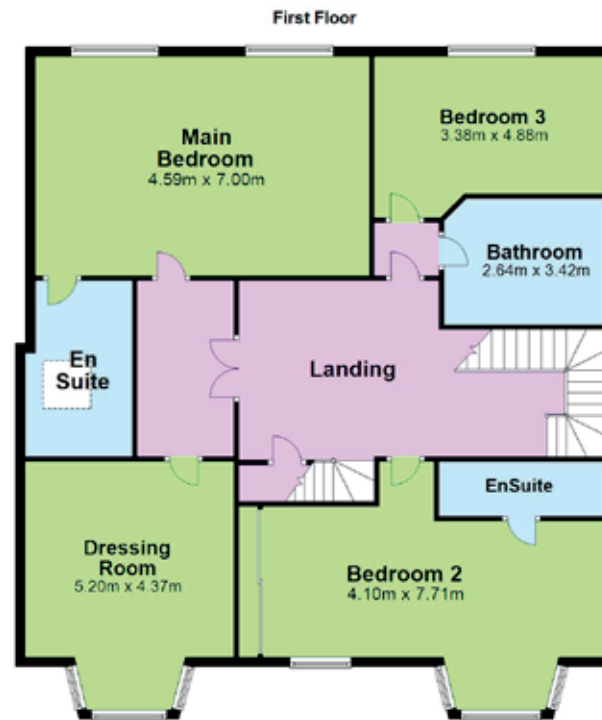
Located between the parking area and house is a large, paved forecourt surrounding centre circular fountain.

The back garden which is totally secluded, thanks to 15ft high hedging, has a paved patio access from living and breakfast area running the full width of the garden. A timber walkway surrounded by a water feature and fountains leads to one of the 2 patios at the rear of the garden.





FLOOR PLANS





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