

# For Sale

Asking Price: €995,000

Sherry  
FitzGerald



10 Redesdale Road, Mount Merrion,  
Co. Dublin, A94 N5H9



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BER C2



An extended, upgraded and beautifully presented 3-bedroom bungalow extending to c. 144sqm (to include the garage), boasting a stunning, sunny west facing rear garden overlooking a private green area and offering immense privacy. This exceptional home is presented in walk-in condition throughout, offering every modern comfort and is situated on this lovely quiet leafy road close to Stillorgan, Blackrock, Dundrum, Sandyford, and Dundrum Town Centre.

10 Redesdale Road is approached by a pillared entrance opening on to a gravel and paved driveway providing excellent off-street parking for numerous cars all bordered by a selection of colourful planting and shrubbery. Internally a wide welcoming reception hall with high ceilings and wide plank solid oak flooring sets the tone for this home. A curved panel door leads to the central hub of the property comprising an open plan kitchen/dining/living room, this beautifully bright room is flooded in natural light with its enviable westerly aspect and high-pitched ceilings with Velux roof lights. A contemporary kitchen has natural stone worktops and upstands with matching oversized island with breakfast bar seating. A dining space has a picture window overlooking the rear and the dual aspect living space with 3 Velux rooflights has a raised gas fire and picture windows overlooking the rear and side. Dual patio doors open directly into the rear garden. All three bedrooms are of very good size two of which offer wardrobe provisions, with the main bedroom availing of a modern en-suite shower room. A family bathroom with both bath and shower leads to a utility room with access to the rear and access to the garage which in turn has double doors to the front.

10 Redesdale Road is located in the heart of Mount Merrion, with a host of amenities right on its doorstep including shops, cafes, and food outlets. It is also surrounded by some of south Dublin's best amenities, including those in Stillorgan Shopping Centre,

Dundrum Town Centre, and Blackrock Village. The property is located close to UCD and St. Vincent's Hospital and is just a short stroll from the N11, with its Quality Bus Corridor (QBC) offering direct access to the city centre and surrounding areas. The property is located within easy reach of Kilmacud / Dundrum Luas stops and Booterstown /Blackrock DART Stations.

Leisure amenities abound including Deerpark Sports Tennis Club, Elm Park Golf & Tennis Club, David Lloyd Riverview, and UCD Sports & Fitness Centre. There is a range of excellent educational facilities nearby, including Mount Anville Primary and Secondary, The Teresian School, St Kilians, Blackrock College, St Andrews, St Michaels College, St Benildus College, Wesley College, Oatlands College, Rosemont Secondary School, Nord Anglia International School, Colaiste Eoin / losagain and UCD to name but a few.

#### SPECIAL FEATURES

- Situated on this beautiful tree-lined road in the heart of Mount Merrion
- Stunning west facing rear garden measuring 24m (79ft) in length.
- Extended in 2004.
- High ceilings throughout.
- Gas fired central heating.
- Extending to 144sq.m (1,550sq. ft) (including garage)
- Convenient to Mount Merrion, Stillorgan, Blackrock & Dundrum.
- Surrounded by excellent primary and secondary schools & UCD.
- Good public transport links nearby.

### ACCOMMODATION

**Entrance Hall** With wide plank solid oak flooring, hatch to attic digital alarm, curved door to;

**Open plan Kitchen/Dining/Living** With wide plank solid oak flooring & high ceilings throughout, flooded in Westerly light. Contemporary fitted kitchen with wall and base units, granite worktops and upstands, Integrated double Neff oven, four ring Bosch induction hob with granite splashback and extractor over, Liebherr fridge freezer, dishwasher, oversized island with matching granite worktops, undermount sink, deep crockery and pan drawers, breakfast bar seating, recessed lighting. With pitched ceiling, Velux roof light, picture window overlooking rear garden. Dual aspect living room area overlooking the stunning rear garden, double doors to rear garden, 3 Velux roof lights, pitched ceiling, raised feature gas fire.

**Bedroom 1** With solid timber floor, recessed lighting, window to side, excellent range of fitted wardrobes, door to

**En-Suite 3** With fully tiled walls and floors, Oasis sit in shower, WC, wash hand basin set into vanity unit with storage below, fitted mirror, heated towel rail, Xpelair extractor fan, recessed lighting, dual aspect windows.

**Bedroom 2** With solid oak flooring, picture window to the front, solid fuel stove with marble hearth.

**Bedroom 3** Overlooking the front fitted wardrobes.

**Bathroom** With tiled floor, partially tiled walls, recessed lighting, bath with tiled surround and recessed shelving over, WC, wash hand basin with fitted mirror over, separate shower, recessed lighting, extractor fan, door to

**Utility Room 2** With tiled floor, excellent fitted storage units, single bowl sink, Bosch washing machine, Vaillant ecoTECpro gas boiler, door to rear garden, door to

**Garage** With double doors to front.

### GARDEN

The rear garden is a real feature of this home with its enviable sunny westerly aspect; it offers immense privacy overlooking a private green space to the rear and is not overlooked in anyway. An Indian sandstone patio offers the ideal space for al fresco dining, BBQs, and entertaining. From here steps lead to an oasis of colourful planting shrubbery and trees including fruit trees and selection of berries all bordered by gravel pathways. The garden measures approx. 24m (79ft) in length and has a walled boundary with a beautiful cut granite stone wall to the rear.

### BER

BER C2, BER No. 119255081

Energy Performance Indicator: 195.22 kWh/m<sup>2</sup>/yr



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