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For Sale

Asking Price: €1,295,000

Sherry FitzGerald



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SF7119_13990

Cherry View, Glenabbey Road,
Mount Merrion, Co. Dublin, A94 C1P8

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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.





Cherry View is a beautifully presented 4-bedroom (2 ensuite), detached, B3 rated family home extending to 173sqm, which overlooks the 32-acre public park known as "The Deerpark" in Mount Merrion. This home is an exceptional spacious, modern detached residence in walk-in condition throughout, offering every modern comfort on this lovely quiet leafy road close to Stillorgan, Blackrock, Dundrum, Sandyford and Dundrum Town Centre.

Cherry View is set behind automated, electronic gates, which lead to a private entrance driveway. The property extends to c. 173sqm over three floors, offering 4 bedrooms (2 ensuite) and two attic rooms (extending to 21sqm) with extensive storage spaces. There is a private enclosed south facing maintenance free garden featuring a Thomond Vermont paved patio. The property has just been recently refurbished throughout to present an exceptionally warm, bright, inviting, and comfortable family home or alternatively could be used as an investment property.

Cherry View is excellently located on Glenabbey Road, 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 nearby to Kilmacud / Dundrum Luas stops and Booterstown /Blackrock DART Stations.

This superb home will appeal to families seeking a quality home in turnkey condition within easy commute of a choice of

top Schools, Shopping and Public transport.

There are numerous sporting and leisure facilities nearby, with The Deer Park on your doorstep (32-acre public park, woodland walks, 6 tennis courts) and the UCD campus within walking distance.

Leisure amenities abound including Deerpark Sports Tennis Club, Elm Park Golf & Tennis Club, David Lloyd Riverview, Fitzwilliam Lawn Tennis Club, Donnybrook Lawn Tennis Club 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 / Iosagain and UCD to name but a few.

SPECIAL FEATURES

- 4 bedroom (2 Ensuite), 3 bathrooms + Visitors WC, Detached,
- B3 rated, 173sq.m (including 2 Attic Rooms).
- Private south facing maintenance free rear garden. Beautifully landscaped front and rear gardens
- Secure gated side dual access / automated entrance gates.
- Refurbished recently - Located in a most sought-after family orientated area
- Contemporary Ivory fitted kitchen and Pearl Black stone countertops.
- Bright crema marfil tiled floor hall and Kitchen / Dining room.
- GFCH Gas fired central heating with underfloor heating throughout the ground floor.
- Central Vacum system / Monitored Smart Intruder Alarm



ACCOMMODATION

Entrance porch with Terracotta tiling leads to

Entrance Hall: Large and bright entrance hallway with Crème Marfil marble cream floor tiles, ceiling lights, with carpeted staircase to upper floors

Guest WC: Fully tiled both floors and walled in Crème Marfil with Villeroy and Boch sanitary ware,

Living room: with walnut floor and a feature electric built in fire, wall and floor lights, door leading to kitchen/dining room.

Kitchen/ Dining Room: Large bright south facing room with tiled floor and an extensive range of Ivory floor and wall units with black pearl granite counter tops and crema marfil tiled splashback. Sink unit with window overlooking the south facing garden and recessed lighting.

Landing: Large space with window, maple flooring and hot press and stair access to two attic rooms.

Main Bedroom: Large double bedroom to front with large picture window overlooking front garden, extensive range of built in wardrobes finished in walnut with mirrored doors, Shower Room Ensuite: Fully tiled with shower, with Villeroy and Boch sanitary ware

Bedroom 2: Large double bedroom to the rear which overlooks the garden, maple flooring and built-in walnut wardrobes Room includes a fully tiled shower cubicle with glass shower door, and a separate wc with wash hand basin with Villeroy and Boch sanitary ware.



Bedroom 3: With maple floor, built in wardrobes finished in walnut with mirrored doors and a window to the rear.

Bedroom 4: With maple floor, built in wardrobes finished in walnut with mirrored doors and a window to the rear.

Bathroom: Fully tiled with Villeroy & Boch sanitary ware, a jacuzzi bath, shower, shower screen, wash hand basin with vanity unit

Attic Level Landing with storage cupboard and Velux windows.

Attic Room 1: Large room with generous under eaves storage areas featuring two velux windows,

Attic Room 2: Good sized room with generous under eaves storage, two velux windows, maple flooring, recessed lighting and radiator.

GARDEN

Front garden has a paved driveway with parking for three cars, electronic gates, high mature hedging and with dual side access to the rear garden.

The rear garden is landscaped for easy maintenance, raised flower bed borders, mature hedging and south facing suntrap, Thomond Vermont patio area which is ideal for entertaining and dining al fresco. There are outdoor sockets and an outdoor tap.

BER

BER B3, BER No. 112994801

Energy Performance Indicator: 136.77 kWh/m2/yr