



19 Redesdale Road, Mount Merrion,
County Dublin, A94 C7W3

110 m² / 1184 ft²



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This fine detached double fronted bungalow is ideally positioned in the heart of Mount Merrion. It has been owned by the same family since its construction in 1952 and has been exceptionally well maintained over the years. It was extended to the rear in 1975 to provide a larger family friendly kitchen/breakfast room. This extension was re-roofed about ten years ago along with replacement PVC fascia, soffits and gutters. In 2015 the windows were all replaced with double glazed PVC units, the external walls to the reception rooms were dry-lined and the attic was insulated. As a result the BER Certificate is an energy efficient C2.

The accommodation extends to approximately 110 sq.m/1,184 sq.ft and briefly comprises: entrance hallway, living/dining room, family room/bedroom, kitchen/breakfast room, three double bedrooms and shower room with separate w.c. A garage to the side offers further potential to extend the accommodation if so desired. There is a generous sized and very private garden of c. 18 metres to the rear and plentiful off-street car-parking to the front.

Redesdale Road is a highly convenient and sought after location in Mount Merrion within a short stroll of a neighbourhood coffee shop and Deer Park which are focal points for residents. There is a strong sense of a vibrant local community with an active residents association and the property is also within an easy commute of many local schools including Mount Anville Primary and Secondary schools, Colaiste Eoin and Scoil Iosagain, Blackrock College, St. Andrews and Oatlands College to name a few. There are also many sporting and leisure facilities with Deer Park on the doorstep. The Community Centre is close by and the property is also within easy reach of the quality bus corridor on the N11 and the Aircoach with local shopping centres in Stillorgan, Dundrum and Blackrock.

Accommodation

Entrance hallway: 8.53m x 1.41m plus 1.68m x 1.57m ceiling coving, large storage cupboard/cloakroom.

Family room/bedroom 4: 4.18m x 3.3m front facing room, tiled open fireplace with Dimplex electric fire.

Livingroom/dining room: 7.73m x 3.34m bright dual aspect open plan room overlooking the rear garden and the side garden, tiled open fireplace with electric fire.

Kitchen/breakfast room:

Kitchen: 5.15m x 2.73m bright room with large window overlooking the private rear garden, extensive range of oak floor and eye level units, single drainer stainless steel sink unit, plumbed for washing machine, Electrolux single oven, gas hob, tiled splashback, tiled floor, door to rear garden, opening to breakfast room.

Breakfast room: 2.59m x 2.38m

Bedroom 1: 2.97m x 2.87m front facing double room overlooking the front garden, fitted wardrobes, sink unit.

Bedroom 2: 3.37m x 2.71m side facing double room.

Shower room: 1.68m x 1.41m step-in shower unit, w.h.b., fully tiled walls and floor.

Separate W.C.: 1.69m x 0.87m

Bedroom 3: 3.58m x 2.42m double room overlooking side garden.

Outside

The front garden is fully walled and part lawned with ample off-street car-parking. Gated side entrance.

Garage: 4.4m x 2.4m with up-and-over door.

The rear garden is very private, mainly laid to lawn with mature hedging and trees. Large garden shed/workshop (5m x 2.5m) with electricity and lighting. Separate shed for garden storage. Large glass greenhouse. The side garden, to the rear of the garage, measures c. 2.33m in width. Boiler house.

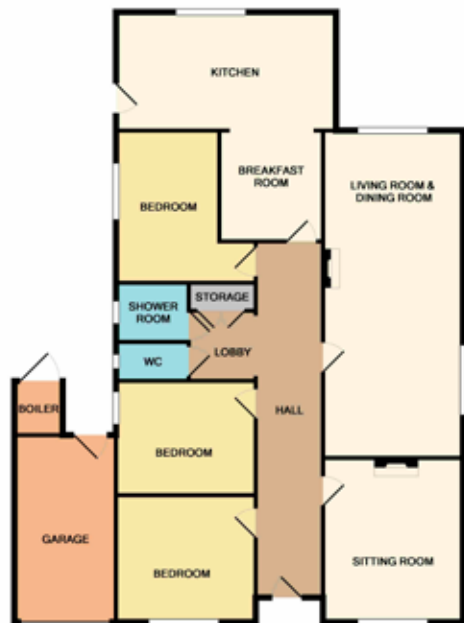
Features

- PVC gutters, fascia and soffits were replaced c. 10 years ago.
- Extended to rear (re-roofed c. 10 years ago).
- Double glazed uPVC windows throughout (replaced c. 2015).
- Gas fired central heating.
- Intruder alarm system.
- External walls to reception rooms were dry-lined about three years ago and the attic fully insulated.
- Detached.
- Private rear garden of c.18 metres in length.
- Two reception rooms.
- Garage to side (4.4m X 2.4m) offering potential to further extend the existing accommodation if desired (subject to P.P).
- Carpets, curtains, blinds and light fittings included.

BER: C2 BER No. 110201399 Energy Performance Indicator:199.2 kWh/m²/yr

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Asking Price: €750,000



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 Floor Plans (not to scale) for identification purposes only.
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