

# For Sale

Asking Price: €1,395,000



Avonia, 45 Greefield Road, Mount Merrion,  
Co. Dublin, A94 E2Y8



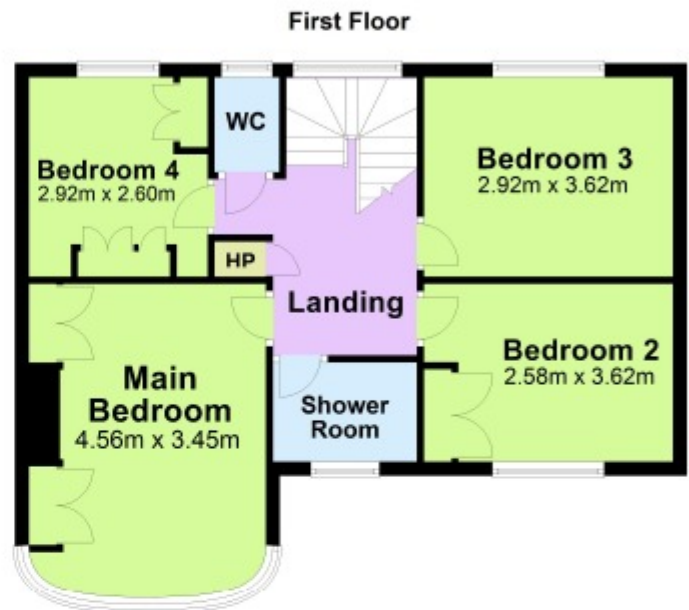
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BER D1

## GROUND FLOOR



## FIRST FLOOR



Sherry Fitzgerald are pleased to present to the market, Avonia, 45 Greenfield Road a handsome four bedroomed, semi-detached family home which has been well maintained throughout. In the same family for 68 number of years, this is a lovely home with huge potential for converting and extending should one wish. Greenfield Road is a well renowned tree lined road in the heart of Mount Merrion featuring a unique variety of Kenny built 1930's homes. One of South Dublin's most desirable locations, Mount Merrion is ideal for any family. This beautiful home offers a wonderful opportunity to acquire a truly magnificent family home of distinction.

Measuring 119sqm/ 1291sqft approx this fine family home comprises of a covered tiled porch with the original hall door, such a nice feature of this period. The hallway has wooden floors and ceiling coving and a little cloaks area. To the left is a spacious formal reception room with a feature open fire and large bay window overlooking the front garden. There is a large second reception room with feature open fireplace and window overlooking the front garden and rear gardens, also featuring a French door leading to the patio area and rear garden. At the rear of the property is the kitchen/breakfast room which has lovely country style cabinetry finished in Oak with complimentary marble worktops and splash back with a lovely Belfast sink and all integrated Bosch appliances. There is space for a table and chairs and a very good range of wall and floor cabinets. The window overlooks the rear garden and a door leads outside. There is also a guest wc off the kitchen.

Upstairs on the landing is the linen closet and there is a window to the rear allowing natural light to flow in. There are four bedrooms, three good sized doubles and a single, two with good built-in wardrobes. There is also a shower room and a separate wc.

Mount Merrion is renowned for its wealth of amenities, with numerous leisure facilities, shops, and some of Dublin's premier schools and Universities all located within walking distance, such as Blackrock College, Mount Anville, St. Andrew's College, Coláiste Eoin & Isogáin, Oatlands College, and UCD. The house is in the catchment area for Scoil san Treasa, a highly regarded national school, and is adjacent to Deer Park which is a substantial park with playground, tennis club and other family amenities. Short walk to Stillorgan village, shopping centre, Frascati centre and Dundrum shopping centre. There is a frequent Dublin Bus public transport network of Dublin Bus a stroll away. Finally, the M50 and N11 route ways are within a stone's throw.

### SPECIAL FEATURES

- 1930's Kenny built family home.
- Measuring 119sqm / 1281sqft approx.
- Original period features.
- Four bedrooms.
- Huge potential for conversion and extending subject to pp.
- Desirable residential location.
- Close to premier schools and UCD.
- Moments from good transport links.
- Stunning private rear garden approx 80ft long.
- Off-street parking for two/three cars.
- GFCH.
- Garage for storage and utility room which could easily be converted.

## ACCOMMODATION

**Entrance Hall** Accessed via covered, tiled porch, welcoming hallway with wooden floors, ceiling coving, little cloaks nook.

**Living Room** To the right of the hall is a lovely bright room which is dual aspect with window to the front and French doors to the rear garden, a feature cream marble fireplace with open fire and marble hearth, carpet flooring, ceiling coving and wall lights.

**Dining Room** To the left of the hall is a formal dining room with a lovely bay window, carpet flooring, ceiling coving.

**Kitchen/Breakfast Room** Country style Oak kitchen with complimentary marble worktops and splashback, good range of wall and floor units with under cabinet lights, a peninsula and shelving provide further storage and workspace. Lovely tiled floor and all integrated Bosch appliances which include, fridge/freezer, eye level oven and microwave, induction hob with extractor fan and dishwasher. There is a lovely Belfast sink with gold-plated feature tapware really setting off the style of kitchen, a window overlooks the garden and a door leads outside and recessed lighting.

**WC** With wc and wash hand basin.

**Landing** Carpeted stairs leading upstairs with a window on the return.

Linen closet with immersion and hatch access to the attic.

**Bedroom 1** Double bedroom to the front with feature bay window like downstairs, carpet flooring and ceiling coving.

**Bedroom 2** Double bedroom to the front with window, carpet flooring, ceiling coving and wardrobes.

**Bedroom 3** Double bedroom to the rear with window, carpet flooring and ceiling coving.

**Bedroom 4** Single bedroom to the rear, built in wardrobes, carpet flooring, ceiling coving and window.

**Shower Room** Wooden flooring, window to the front with shutters, step in shower cubicle with Mira electric shower, wash hand basin with mirror over. Separate WC Wooden flooring, wc, wash hand basin with mirror, partially panelled walls and window.

## GARDEN

The jewel in the crown is the stunning 80ft long approx. rear garden, a real haven of idyllic seclusion and tranquillity. A gardeners dream containing an array of different plants and trees. This garden is mainly laid in Lawn with shrubbery and trees to the rear allowing for total privacy. There is a raised patio area ideal for dining al fresco and enjoying the lovely evening sunshine. To the front of the property, there is a cobblelocked driveway for parking at least two cars.

**Garage:** Accessed from the rear patio, with gas boiler and plumbed for washing machine and dryer. Plenty of storage, which could easily be converted to become an additional room integral to the house.

## BER

BER D1, BER No. 117417030

Energy Performance Indicator: 237.6 kWh/m<sup>2</sup>/yr



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