



**No. 42 Merlyn Road,
Ballsbridge, Dublin 4**

No. 42 Merlyn Road, Ballsbridge, Dublin 4

A perfectly presented four bedroom semi-detached family home with excellent potential to further extend and enhance, situated in this superior cul-de-sac setting, in the heart of Dublin 4.

Description

Ganly Walters is excited to present No. 42 Merlyn Road to the market. This substantial 1940's family home has been lovingly maintained and upgraded over the years by its current owners and is presented in turn key condition, yet offers discerning purchasers excellent scope to expand the original foot print and further enhance to one's own personal style and taste.

Enjoying a premier address in this mature enclave of desirable homes and ideally positioned just off the Merrion Road, this impressive property stands 167 sq.m / 1797 sq.ft (approx.) of generous room proportions while providing a perfectly flowing light filled accommodation throughout. Encompassing family living at its best, this magnificent four bedroom property briefly comprises a storm porch, entrance hall with guest w/c, lounge with open fireplace and arched double doors, interconnecting dining room which opens out to a beautifully landscaped rear garden, study, living room which leads through to a modern kitchen/breakfast room complete with a shaker style kitchen while providing access to the rear of the property. A utility room located off the kitchen can be independently accessed from the front of the property and completes the ground floor accommodation.

Upstairs, a feature stained glass window illuminates the landing and provides access to the four bedrooms, family bathroom and separate w/c completing the upstairs accommodation. Additionally, a Stira pull down ladder goes up to the attic space, which would easily convert to accommodate an additional bedroom due to the nature of its cut timber roof construction with increased head height, as adopted by many of the neighbouring properties.

Outside, the rear sunny walled garden has been landscaped and cleverly designed incorporating a flagstone path, potting shed and manicured lawn full of mature trees and shrubs providing a real sense of peace and tranquillity. To the front of the property, a landscaped garden borders the drive and provides off street parking for two cars. The new owners of this charming home will be inheriting truly magnificent gardens with an array of choice specimens including wonderful wisteria, magnificent magnolia and marvellous midsummer beauty that have taken many years to mature.

Location

No. 42 Merlyn Road enjoys a superior cul de sac setting and is located in one of Dublin's premier residential areas within easy reach of a host of local amenities including the picturesque village of Sandymount with its coastal walks, Merrion Shopping Centre,



The R.D.S., Elm Park Golf and Sports Club, St. Vincent's Hospital. Ballsbridge village is within easy walking distance. The area is also host to many of Dublin's finest schools and colleges including St Michaels, St Andrews College, Blackrock College, Teresians, St Conleths, Muckross Park and UCD Belfield to name but a few. Sydney Parade Dart station is located nearby and provides easy access to all coastal destinations while the city centre is just 5klms away.

Features

- Light filled accommodation
- Double Glazing
- Gas Fired Central Heating
- Generous proportions
- Security Alarm

Accommodation

Approx. 167 sq.m / 1797 sq.ft



- Reception Room/ Living and Circulation Areas
- Kitchen
- Bathroom
- Bedrooms
- Storage



01 662 3255

8-34 Percy Place, Dublin 4

John Coleman
jcoleman@ganlywalters.ie

Carter Jonas



PSRA No: 001896

Important Notice

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that: Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.



Viewing
Strictly by Appointment

BER Rating
BER D2

Directions
Traveling from Ballsbridge, drive along the Merrion Road passing the R.D.S. on the right hand side. Continue straight through the junction at Simmonscourt Road, passing the left turn for Shrewsbury Park and take the next turn left for Merlyn Road. Continue to the end of the road and turn left. No.42 will be on the right hand side.

