

For Sale

Asking Price: €1,300,000



56 Trees Road Lower, Mount Merrion,
Co. Dublin, A94 X9X5

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Floor Area: 219sq.m. / 2,220sq.ft. approx.

Tiled entrance porch with glazed door to

Entrance Hall: Wood flooring and ceiling coving, understairs storage cupboard.

Guest WC: Wash hand basin and wc.

Living Room: Large reception room to the front with marble fireplace, ceiling coving, wooden flooring, two windows, folding doors to

Family Room: Another large reception room with fireplace, varnished wooden flooring, ceiling coving, sliding doors leading to rear garden.

Kitchen/ Dining Room: Large room with tiled floor, fitted cupboards, solid fuel range, large window overlooking rear garden and sliding doors leading out to the patio and rear garden.

Utility Room / Secondary Kitchen: Large well laid out room with tiled floor and good range of wall and floor units, sink unit, Whirlpool eye level oven and grill, 4 plate gas hob with overhead extractor hood and fan, Beko dishwasher and Bosch fridge/freezer. Door leading to large, covered side passage.

Outside wc with tiled floor, wc and wash hand basin.

Study/Play Room: Good sized room with carpet flooring, two windows and door to entrance hall.

Upstairs

Landing: Large landing with access to all bedroom accommodation and spiral staircase to attic.

Bedroom 1: Large double bedroom to the front with wooden flooring and wash hand basin.

Bedroom 2: Large double bedroom to the rear with wooden flooring and wash hand basin and window overlooking the rear garden.

Bedroom 3: Single bedroom to the rear with wooden flooring, shower cubicle and window overlooking the rear garden.

Bedroom 4: Single bedroom to the front with wooden flooring.

Bedroom 5: Large double bedroom to the front with carpet flooring and three windows.

Bathroom: Tiled floor with bath, shower, wash hand basin and hot press.

Separate WC: With wc and window.

Attic Room: Large room with dormer window with beautiful views over the rear garden and the Dublin mountains in the distance. Three large under eaves storage areas one with wash hand basin.

SPECIAL FEATURES

- Large five-bedroom semi - detached property.
- Enormous potential to be extended and modernised
- Desired residential location.
- Close to Stillorgan and Dundrum Shopping Centres and UCD.
- Short walk to Deer Park and Tennis Club
- Excellent transport links.
- OFCH.
- Good parking and rear vehicular access from Cherry Garth

DESCRIPTION

56 Trees Road is a fine and substantial semi-detached family home on a large corner site with rear vehicular access and offering an enormous opportunity to be modernized and extended by the next owner. It is ideally located on this mature sought after residential road in the heart of Mount Merrion. The accommodation is bright and spacious and offers a substantial family home in a superb location. With a 120-foot-long southerly facing rear garden, it really offers its new owners enormous potential to extend further (subject to the relevant planning permission).

Currently the accommodation comprises hallway, living room to the front with doors through to a spacious family room. The dining room has an open plan layout with doors out to the garden. There is a well fitted kitchen located off the dining room and there is a separate study to the front which is perfect for anyone who requires a home office. A guest wc completes the downstairs accommodation. There is also a covered side passage area which is a large storage area which can be accessed from the kitchen and a door at the front of the house. Upstairs there are five bedrooms, three doubles and two spacious singles. A bathroom and separate WC completes the accommodation on this level. There is a spiral staircase leading to a spacious converted attic room, a dormer window enjoys lovely views over the Dublin Mountains.

Mount Merrion is a lovely suburb with a great neighbourhood spirit renowned for its wealth of amenities, numerous sports and leisure facilities, shops and cafes, and some of Dublin's premier schools and UCD are all located close by, such as Blackrock College, St. Andrew's College, Oatlands College, Colaiste Iosagain and Mount Anville Convent. There is an excellent public transport network of Dublin Bus and Luas a short distance away. Finally, the M50 and N11 route ways are close by.

GARDEN

Large 120 foot long southeast facing rear garden mainly in lawn with rear vehicular access, a perfect haven for Children to play and for outdoor dining and entertaining. Front garden with lawn and off-street parking for 2/3 cars with mature hedge rows.

BER

BER E1, BER No. 117552935

Energy Performance Indicator: 312.14 kWh/m²/yr



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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.