



13 Chestnut Road  
Mount Merrion, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 13 Chestnut Road, Mount Merrion, Co. Dublin

### Features

- A most appealing bay windowed Kenny built semi-detached family home.
- Ideally located in a highly convenient, quiet, mature cul de sac off The Rise.
- Well maintained over the years with huge scope and potential.
- Generous landscaped garden approx. 18m x 10m (59'x33').
- Separate garage.
- Large attic with further potential
- Gas fired central heating.
- Floor area approx. 125sq.m. (1,345sq.ft.)

Superbly located in a quiet and mature cul-de-sac off The Rise, a charming bay windowed Kenny built semi detached family home enjoying huge scope and potential with a generous rear garden, side garage, and large attic.

No. 13 is an appealing 1930's built, semi-detached family home which has been well maintained over the years and benefits from tremendous added potential to create a very special residence in one of South County Dublin's most sought after locations.

Chestnut Road is a peaceful, established, highly convenient location off The Rise and is one of the few cul-de-sac's in Mount Merrion. It is ideally located adjacent to nearby neighbourhood shops on The Rise which are a focal point for Mount Merrion. There is also a vibrant community centre, church, sporting facilities, university campus at Belfield and an excellent selection of some of the country's best known schools close by. The property is also within a short walk of the QBC on the N11, providing ease of access to Dublin City Centre. The major shopping centres in Stillorgan, Blackrock, and the DART station at Booterstown are all easily accessible.



## Accommodation

**Entrance Porch:** with tiled floor

**Reception Hall:** 2.1m x 3.3m (6'11" x 10'10") with understairs storage

**Sitting Room:** 3.7m x 4.7m (12'2" x 15'5") with attractive marble fireplace, cast iron and tiled inset, open fire, tiled hearth, picture windows overlooking front

**Living Room:** 3.4m x 3.8m (11'2" x 12'6") with tiled fireplace, tiled hearth, sliding patio doors leading to the rear garden.

**Kitchen / Breakfast Room:** 3m x 4.5m (9'10" x 14'9") fitted with a range of press and drawer units, stainless steel sink unit, freestanding fridge freezer, plumbed for dishwasher, double oven, four ring ceramic hob with extractor over, window overlooking side and rear. door to garden.

### Upstairs

**Bedroom 1:** 3.5m x 3.75m (11'6" x 12'4") with picture window overlooking rear and door to balcony.

**Bedroom 2:** 4.7m x 3.8m (15'5" x 12'6") with picture window overlooking front.

**Bedroom 3:** 2.9m x 3.2m (9'6" x 10'6")

**Bathroom:** comprising cabinet whb, wc, corner shower with electric shower, tiled floor, tiled walls, window to front.

**Outside:** The front garden is fenced and hedged, laid out largely in tarmacadam providing good off street car parking.

**Garage:** 2.45m x 4.85m (8' x 15'9") The rear garden (approx. 18m x 10m / 59' x 33') is walled and largely laid out in lawn with paved area to side.

## BER Information

BER: D2. BER No: 119095420

EPI: 272.81 kWh/m<sup>2</sup>/yr.

## Eircode

A94 KN92



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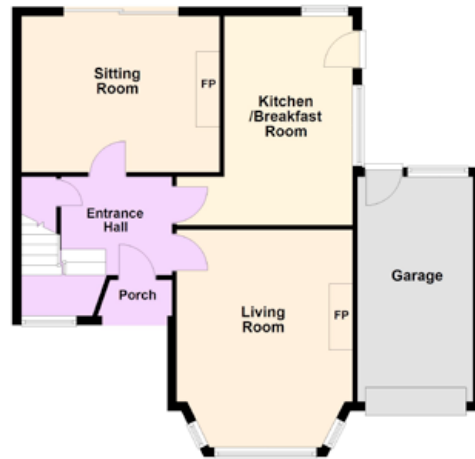
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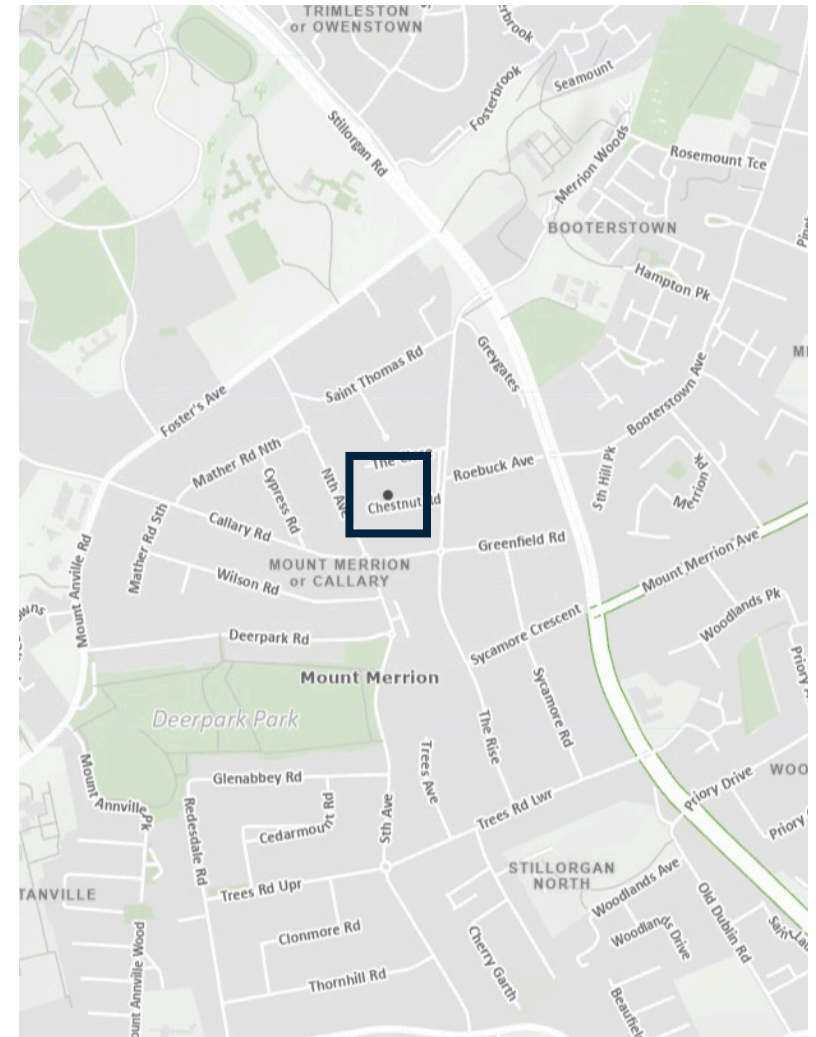
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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