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## **DNG Stillorgan**

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6 Mount Anville Park,  
Goatstown, Dublin 14, D14DX82

215 m<sup>2</sup> / 2314 ft<sup>2</sup>

DOUGLAS NEWMAN GOOD

**DNG**





# 6 Mount Anville Park, Goatstown, Dublin 14, D14DX82

Rarely does a home on this stretch come for sale on the open market and it is easy to see why. From the moment you enter this home you know it is special. Captivating yet very different views can be enjoyed from each of the rooms within this large family home. To the front is Deer Park, a public park of approximately 32 acres of grass and tree lined walks, large open spaces, playing fields, tennis courts and a children's playground. The Irish Sea, Pigeon House Towers, Howth Head and Dublin City is visible in the background, with the city lights very special by night. To the rear are the private Convent grounds of Mount Anville with the old Belfry providing a unique view to the rear, not to mention the backdrop of the Dublin Mountains in the distance.

Within the property accommodation of is very generous proportions and enjoys that perfect east - west orientation. Over 215sqm of accommodation awaits over two levels with each room ideally thought out. The front facing livingroom and family room are spacious in size and enjoy lovely views. The diningroom and sittingroom to the rear are interconnecting and in turn lead to the fully fitted kitchen. A sunroom to the rear is west facing and allows one enjoy the rear garden all year around. This very large room enjoys magnificent views onto the rear garden and the Cherry Blossoms behind provide a summer view, with the Convent's Belfry and Listed Building more prominent by winter.

On the first floor the configuration has been changed to now comprise 4 double bedrooms each with fitted wardrobes and 3 of which have modern ensuites off, while the 4th bedroom is immediately adjacent to the family bathroom.

This area needs little introduction. Immediately adjacent to Mount Merrion, several schools are therefore within easy access. Scoil San Treasa, Mount Anville Nation & Secondary, Oatlands, St. Raphaela's, St Laurence's and St Benildus are all within a safe walking distance. UCD is also closeby and the Luas, several bus routes, N11 & M50 are also easily accessible. Shops are nearby at Stillorgan, Mount Merrion & Dundrum.

Overall this large family home offers a sought after address in a Prime location with all conceivable amenities on your doorstep. The views are truly fabulous and vary from front to rear and throughout the year.

BER: D1

BER Number: 108661075

Energy Performance Indicator: 228.67 kWh/m<sup>2</sup>/yr

## Features

- Unique and captivating views to front and rear
- Adjoining 32 acres of Parkland
- Walking distance to several schools & UCD
- Well maintained throughout
- 3 bedrooms ensuite
- Global Triple Glazed windows to front (double glazed uPVC to rear)
- Recently upgraded Composite front door
- Landscaped gardens
- Ample off street parking
- Oil fired central heating
- West facing rear garden benefiting from sun from late morning to sunset
- Phonewatch Alarm





## Accommodation

**Hall 5.75m X 2.3m** - With accommodation off and stairs to first floor level. Phonewatch Alarm point. Coving to ceiling, recessed lighting and phone point.

**Guest cloakroom - 2.6m X 1m** - With toilet and wash hand basin.

**Livingroom - 6.25m X 4m** - Large front facing reception room looking across to Deer Park and down to Howth Head. Marble fireplace. Coving to ceiling. Leading to diningroom.

**Diningroom - 3.96m X 3.5m** - With coving to ceiling and double doors leading to the large sunroom to rear. Door leading to sittingroom.

**Sittingroom - 4.64m X 3m** - With timber floors, recessed lighting, coving to ceiling, Parkray solid fuel burner and TV point.

**Familyroom - 5m X 3m** - Front facing reception room with TV point and superb views to the front onto Deer Park.

**Kitchen - 5m X 2.95m** - With tiled floors and door to sunroom at rear. Floor and eye level fitted units. Recessed lighting.

**Sunroom - 8.8m X 3.1m** - Recently added sunroom with captivating views across the gardens onto the convent and grounds of Mount Anville. Large area with 3 velux roof windows and sliding doors to rear garden. Timber floors.

**Landing** - With accommodation and storage off. Also with front facing window with breathtaking views onto the 32 acres of Deer Park with Dublin City, Howth Head & The Irish Sea clearly visible, something which can be enjoyed from both front facing bedrooms also. Pull down ladder to attic above.

**Bedroom 1** - Front facing Master Bedroom with wall fitted Sliderobe wardrobes, Phone & TV point. Views. Ensuite off.

**Ensuite - 2.45m X 1.9m** - Shower, wc twin wash hand basins and roof window. Chrome radiator. Tiled.

**Bedroom 2 - 4.3m X 3.2m** - Rear facing double bedroom with an abundance of fitted wardrobes, recessed lighting and like the other rear bedroom enjoys unique and gorgeous views onto the Listed Building and landscaped grounds of Mount Anville, with the Dublin Mountains completing the backdrop.

**Ensuite - 3m X 1.81m** - Large ensuite with Triton T90si shower, wc & whb. Chrome radiator.

**Bedroom 3 - 3.57m X 3.26m** - Also enjoying these views, this double bedroom also has recessed lighting and wall to wall wardrobes.

**Bedroom 4 - 3.17m X 2.65m** - Front facing bedroom and like the other front facing rooms enjoying magnificent views. This room has excellent fitted wardrobes and recessed lighting. Ensuite off.

**Ensuite 3m X 0.77m** - Shower, wc & whb.

**Bathroom - 2.51m X 1.8m** - Bath, wc & whb. Fully tiled. Chrome radiator towel rail. Recessed lighting.

**Outside** - A pillared entrance opens to a very generous forecourt with ample car parking which is surrounded by mature and colourful planting of trees and shrubs. A gated side entrance on either side to the west facing rear garden which is very secluded and complemented by the mature grounds and Cherry Blossoms of the Convent grounds of Mount Anville behind. This garden is under lawns and surrounded by mature plants, trees and shrubs, a paved patio area and storage shed.

**View By Appointment**

**Asking Price: €1,195,000**

