

# For Sale

Asking Price: €995,000



6 Wilson Crescent, Mount Merrion,  
Co. Dublin, A94 E4X0



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BER E2



Sherry FitzGerald are delighted to bring 6 Wilson Crescent to the open market – a detached home on a large corner site in the heart of Mount Merrion. Bordering both Wilson Road and Wilson Crescent it is within a short distance of Stillorgan, Dundrum and local shops in Mount Merrion.

No.6 is a blank canvas, ready for its new owners to create their own modern home in this hugely popular location. The accommodation currently comprises of porch, large living room, dining room, kitchen, bathroom, wc, three bedrooms downstairs and a fourth bedroom upstairs. There is huge scope to extend the accommodation further if so required (subject to the relevant planning).

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, St. Andrew's College, Oatlands College, and UCD. Deer Park is minutes away which is a substantial park with playground, tennis club and other family amenities. There is an excellent public transport network of Dublin Bus and Luas a short stroll away. Finally, the M50 and N11 route ways are a short distance away.

#### SPECIAL FEATURES

- Large corner site with obvious potential to extend (subject to planning)
- Measuring 143.2sq.m. / 1541sq.ft. approx.
- Quiet cul-de-sac location
- Within walking distance of Deerpark
- Close to shops, schools and local amenities
- GFCH



**ACCOMMODATION**

Porch Lino floor, central light, door to

Living Room Carpet flooring, dual aspect, central light, fitted shelving unit, open fireplace with tiled hearth and wooden mantle. Double doors to

Dining Room Carpet flooring, window to side, central light, door to

Kitchen Lino flooring, stainless steel sink unit and drainer, electric cooker, fitted units, door to rear, window to side.

Inner Hall/ Corridor Fitted storage unit.

Bedroom 1 Double room with carpet flooring, central light, window to front.

Bedroom 2 Double room with carpet flooring, dual aspect, central light and fitted wardrobes.

Bedroom 3 Double room with carpet flooring, central light, dual aspect.

WC Lino flooring, part tiled walls, wc, window to rear.

Bathroom Lino flooring, central light, wash hand basin, bath with shower attachment, part tiled walls.

Landing Small landing with access to eaves storage

Bedroom 4 Double room with window to front and central light.

**GARDEN**

Boasting a large corner site bordering Wilson Road and Wilson Crescent, with vehicular and pedestrian access and detached garage. Potential to extend to the side (subject to the relevant planning permission). Laid out mainly in lawn.

**BER**

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Energy Performance Indicator: 378.07 kWh/m<sup>2</sup>/yr





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