



## 14 Cedarmount Road Mount Merrion Co. Dublin



Enjoying a very pleasant aspect overlooking a green open space, and with the added benefit of a c.80' West facing private back garden which invites sunshine, this three bedroomed family home with garage is superbly located in a very sought after setting beside a host of excellent amenities. A wide selection of fine junior and senior schools are nearby including St. Theresa's, Mount Anville, Our Lady's Grove, Oatlands, St Laurence's, St Killian's & St Raphaela's, UCD Belfield is just minutes away. Other nearby amenities include Deerpark and local shopping just a short stroll away, the N11 with QBC, easy access to the M50, Dundrum Town Centre, Blackrock & Stillorgan Villages. We highly recommend an early viewing of this excellent property.

**O'MAHONY AUCTIONEERS M.I.P.A.V.**

• Auctioneers • Valuers • Estate Agents • Property Consultants •

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# For Sale by Private Treaty

## Ground Floor

### Porch:

6' 5" x 2' 3"

With tiled floor.

### Hall:

12'11" x 6' 4"

With understairs storage closet.

### Lounge:

12' 9" x 12' 0"

With tiled fireplace. Picture rail.

### Dining Room:

12'10" x 11' 2"

With tiled fireplace. Door to back garden.

### Kitchen:

9' 5" x 7'11"

With range of oak fitted kitchen units.

### Utility area:

10'11" (max.) x 8'10"

Incorporating w/c, washbasin & shower area.

Plumbed for washing machine.

### Garage:

16' 6" x 8' 9"

With up & over garage door.





## 14 Cedarmount Road, Mount Merrion, Co Dublin

### First Floor

#### Bedroom 1: (Back)

13' 0" x 11' 2"

With built in wardrobe.

#### Bedroom 2:(Front)

12' 1" x 11' 4"

With built in wardrobe.

#### Bedroom 3:

7'11" x 7'10"

With built in wardrobe.

#### Bathroom:

6' 2" x 4'11"

With bath and washbasin.

#### Separate w/c:

#### Hot press:

With double immersion and storage press.



## SOME FEATURES:

- PVC Double glazed windows
- Gas fired radiator central heating
- Sunny West facing back garden c.83' long
- Fronting large green open space
- Not overlooked front or rear
- Property Rewired c.1998
- Carpets & Curtains as fitted included in sale
- Garage



**Floor Area:** c.1,245 sq.ft. (c.116 sq.m.) including Garage & Utility area.  
**B.E.R.:** E2  
**Viewing:** By prior appointment with this office  
**Negotiators:** Martin O' Mahony FIPAV, MCEI, Jennifer O' Mahony BSc, MIPAV



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