

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 •
2 Willowfield Park, Goatstown, Dublin 14
omahony@propertyteam.ie www.propertyteam.ie

T (01) 298 3500, F (01) 298 4495

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.

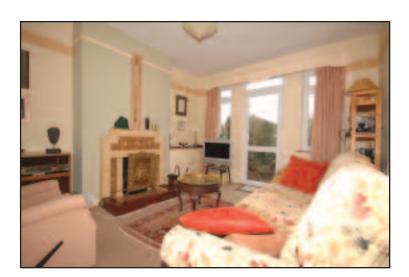
Plumbed for washing machine.

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

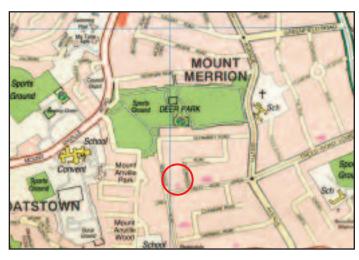


Floor Area: c.1,245 sq.ft. (c.116 sq.m.) including Garage & Utility area.

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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