



St. Anthony's

19 Greygates, Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY



St. Anthony's, 19 Greygates, Mount Merrion, Co. Dublin

Features

- Detached Kenny built family home.
- Impressive level site approx. 0.24 acre (0.09 ha).
- Magnificent private west facing rear garden (approx. 28 m / 92 ft).
- Generous, extended living accommodation
- Ideally located in one of South County Dublin's most sought after locations.
- Generous wide site (approx. 16 m / 52 ft) provides huge scope and potential.
- Conveniently located a short walk to local shops on The Rise and adjacent to the QBC on the N11
- GFCH.
- CCTV security cameras.
- Floor area approx. 208 sqm (2,238 sqft).

A most appealing Kenny built detached home standing on a very generous west facing site (approx. 0.24 acre / 0.09 ha) enjoying huge scope and potential in one of South Dublin's most sought-after locations.

St. Anthony's will appeal to the most discerning of purchasers seeking a rare, detached property enjoying generous extended accommodation. The exceptional private rear garden is very wide (approx. 16m / 52ft) and affords unique potential within Mount Merrion.

Built in the 1930's this bay windowed family home enjoys excellent living accommodation extending to approx. 208 sq.m. (2,238 sq.ft.) and briefly comprises: living room, dining room, family room, sitting room, kitchen, breakfast room, playroom, guest w.c., 4 bedrooms (2 en suite) and shower room. The covered side passage offers great storage space / utility ideal for family living.

St. Anthony's is ideally located in highly sought after Mount Merrion a short walk to the neighbourhood shops on The Rise which are a focal point for the neighbourhood. There is also a vibrant community centre with churches, sporting facilities the UCD campus at Belfield, and an excellent selection of some of the country's best known schools close by. The property is adjacent to the QBC on the N11 providing ease of access to Dublin City Centre. Major shopping centres in Stillorgan and Blackrock are close at hand and the DART station at Booterstown is also easily accessible.





Accommodation

Porched Entrance: 2.45m x 1.3m (8' x 4'3") with tiled floor and door to

Reception Hall: 4.4m x 2.15m (14'5" x 7'1") with downstairs storage, digital alarm pad and door to

Dining Room: 3.9m x 4.3m (12'10" x 14'1") with arch into the

Sitting Room: 5m x 3.6m (16'5" x 11'10") with fireplace with timber surround and slate hearth and sliding doors out to the rear patio

Family Room: 3.4m x 3.6m (11'2" x 11'10") with cast iron fireplace, timber floor and arch through to

Living Room: 3.35m x 4.55m (11' x 14'11") with timber floor, door through to the kitchen and sliding doors through to the

Breakfast Room: 6.35m x 2.7m (20'10" x 8'10") with tiled floor, picture windows overlooking the beautiful rear garden and sliding door out to the patio

Kitchen: 3.05m x 4.55m (10' x 14'11") very well fitted with an extensive range of presses, cupboards, drawers, saucepan drawers, granite worktop, one and a half bowl under counter sink unit, four ring Neff electric hob with extractor over, integrated oven with microwave above, space for free standing American style fridge, integrated dishwasher, tiled floor, opens into the breakfast area, storage presses to the back of the kitchen with a continuation of the tiled floor and door through to the

Playroom: 2.65m x 4.45m (8'8" x 14'7") with shower

Rear Hallway: with door out to the covered side passage and

Guest W.C.: with w.c. and pedestal wash hand basin

Covered Side Passage: 1.75m x 12.1m (5'9" x 39'8") with worktop with one and a half bowl stainless steel sink drainer unit, plumbed for two washing machines and doors either side

Upstairs

Bedroom 1: 3.85m x 4.45m (12'8" x 14'7") with bay window, a good range of built in wardrobes and wash hand basin with marble worktop, presses and drawers underneath

Bedroom 2: 2.85m x 4m (9'4" x 13'1") with wash hand basin and picture window overlooking the rear garden

Bedroom 3: 3.05m x 3.45m (10' x 11'4") with door to

En Suite: with bath with telephone shower attachment and pedestal wash hand basin

Bedroom 4: 3.35m x 3m (11' x 9'10") with built in wardrobes and door through to

En Suite: with corner shower with Mira electric shower, vanity wash hand basin, w.c., a range of built in presses, tiled floor, fully tiled walls and chrome heated towel rail

Bathroom

BER Information

BER: E1. BER No: 116814922.

EPI: 330.29 kWh/m²/yr.

Eircode

A94 C9T1



Outside

The front garden is hedged and fenced bordered by flower beds with shrubs and bushes, raised lawn area, rockery and tarmac driveway providing very good off street car parking. Gated access either side of the property.

As previously mentioned, the stunning, private west facing rear garden (approx. 28m / 92ft) is a particular selling feature. Large wrap around sun trap patio paved patio, leads to magnificent level rear garden, flower beds abundant with mature plants and bushes, hedging on all sides, apple trees, beautiful open aspect capturing all the afternoon and evening sun. Two outside storage sheds.



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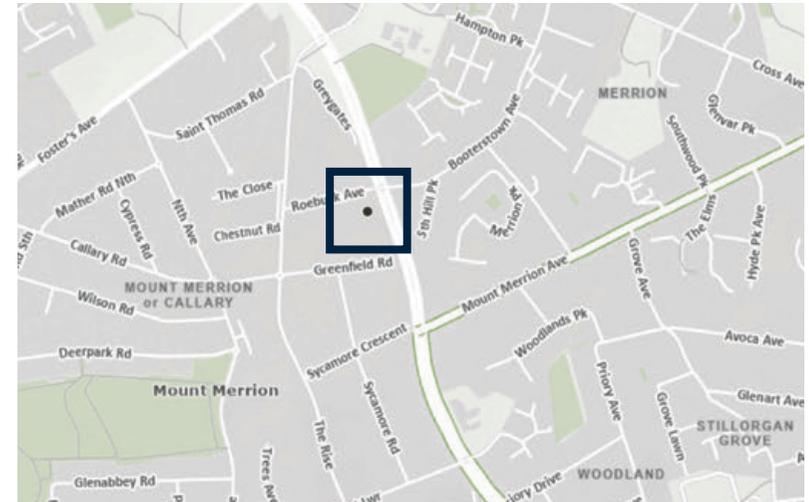
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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