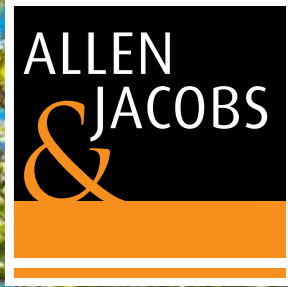


If you are considering selling please call us today:

For a Free Valuation:

T: 01 210 0360



Ordnance Survey Ireland Licence No. AU 0066518
PSRA No. 002964 (licence)

Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Merrion,
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For Sale by Private Treaty



Maryville 39 Callary Road, Mount Merrion, Co. Dublin

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

Maryville 39 Callary Road, Mount Merrion, Co. Dublin



Allen & Jacobs is delighted to present no. 39 Callary Road to the market, a substantial (c. 151 sqm/1,625 sqft) and light filled semi-detached family home. Oozing with potential, no. 39 has the added benefit of a spectacular and very sunny south west facing rear garden measuring 21m. With its large gardens, side garage and spacious attic, "Maryville" the house offers enormous potential to extend and convert, subject to planning permission. The extremely bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen/breakfast room, guest wc, large attached garage, four bedrooms and family bathroom. A fabulous family home with viewing highly recommended.

Location
Local shops on The Rise, which are a focal point for Mount Merrion are within easy walking distance, as is the vibrant community centre, churches and a wealth of sporting facilities while UCD, Belfield is literally on the doorstep. A selection of south Dublin's finest schools is within easy reach. No. 39 is situated close to the Stillorgan Quality Bus Corridor and Aircoach, offering easy access to the city centre, surrounding suburbs and the airport. The M50 is easily accessible, providing ease of access to all points north, south, east and west. Major shopping centres in Blackrock, Stillorgan, Merrion Shopping centre and the Dundrum Town Centre all being a short drive away, as is the LUAS "Park n Ride" facility at Sandyford.

At A Glance

- Extremely Popular and Mature Location
- Large and Private South West Facing Rear Garden
- Bright and Spacious Accommodation of Approximately 151sq/m
- A selection of South Co Dublin's Finest Schools and Colleges within Easy Reach
- A Short Stroll from the Deer Park, Shops, Restaurants and Bars
- QBC within Easy Reach
- Garage
- Oil Fired Central Heating
- Huge Potential to Extend



Viewing

Strictly by prior appointment only with sole agents
Allen & Jacobs (Southside Office)
107 Fosters Avenue, Mount Merrion,
Co. Dublin
T: 01 210 0360 f: 01 278 9494
E: info@allenandjacobs.ie W: allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MCCEPI

Notes:

Accommodation

Entrance Hall: 3.71m x 3.43m: With under stairs storage.

Living Room: 4.55m x 3.46m: With door to rear garden. Open fireplace with tiled surround.

Dining Room: 3.85m x 3.5m: With

Kitchen/Breakfast Room: 3.7m x 3.43m: Fitted kitchen with extensive range of wall and floor units.

Guest WC: wc, whb.

Garage: 6.16m x 2.61: with doors to front garden.

Landing: 3.45m x 3.1m: Hot-press.

Bedroom 1: 4.55m x 3.5m: With built in wardrobes.

Bedroom 2: 3.75m x 3.5m: Built in wardrobes.

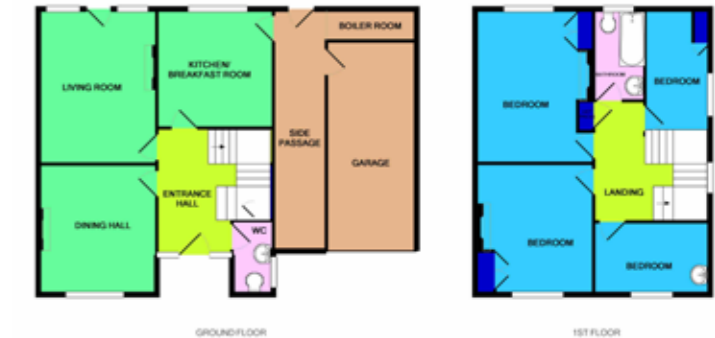
Bedroom 3: 3.5m x 2.1m: With whb.

Bedroom 4: 3.7m x 1.8m: With built in wardrobes.

Family Bathroom: 2.7m x 1.5m: Bathroom suite with wc, whb & bath.

Outside:

Very private and garden measuring approximately 21m with a south westerly aspect. Off street parking to the front.



For Information Purposes Only Not To Be Used with Intent

FOR
SALE

ALLEN
&
JACOBS



4  1  151sq.m.

For Sale by Private Treaty

BER E2

Asking Price: €795,000

Maryville 39 Callary Road, Mount Merrion, Co. Dublin

SALE
AGREED



4  1  151sq.m.

For Sale by Private Treaty



Asking Price: €795,000

Maryville 39 Callary Road, Mount Merrion, Co. Dublin

SOLD

ALLEN
& JACOBS



4  1  151sq.m.

For Sale by Private Treaty

BER E2

Asking Price: €795,000

Maryville 39 Callary Road, Mount Merrion, Co. Dublin