



47 South Avenue, Mount Merrion, Co. Dublin, A94 H3E0

153 m² / 1647 ft²

DOUGLAS NEWMAN GOOD

DNG

47 South Avenue, Mount Merrion, Co. Dublin, A94 H3E0

Ideally located on this well respected residential road, this fine family home enjoys a large generous garden to the rear with ample scope to extend while still leaving bundles of room. Built in the 1940's, this spacious home offers excellent scope to extend and upgrade the existing accommodation.

A short walk brings you to a variety of places, depending on direction. The wonderful Deer Park is a large nearby parkland comprising approximately 30 acres on an elevated site enjoying spectacular views across Dublin Bay. The UCD Campus is also nearby for those with University going children. For younger children many well respected schools are within easy walking distance including Scoil San Treasa, Mount Anville Primary, Mount Anville Private Junior and Oatlands. Secondary schools include Blackrock, Mount Anville, St. Andrews & The Teresians to name a few. The N11 Stillorgan Dual Carriageway is within walking distance where one can catch a host of regular bus services including the Aircoach and 145 to Heuston Station. The Irish Coastline is also within easy reach.

Within the property many of the original features are still intact. An entrance hall offers a guest cloakroom & toilet along with three reception rooms off, one to the front and two to the rear. The kitchen is also to the rear and overlooks the garden and has a door leading to side passage which in turn leads to the rear garden & garage. On the first floor are 5 bedrooms, a bathroom and separate wc.

BER: F • BER No. 109108043 • Energy Performance Indicator: 393.8 kWh/m²/yr

Accommodation

Hall 4.97m X 2.87m - With accommodation off and stairs to first floor level.

Guest cloakroom 1.68m X 1.26m - With wc & whb.

Livingroom 4.3m X 3.63m - Front facing reception room with fireplace.

Diningroom 4.3m X 3.63m - Rear facing reception room with fireplace and double doors leading to the garden.

Breakfastroom 3m X 2.43m - With double doors leading to the garden. Kitchen off.

Kitchen 4.75m X 2.43m - Floor and eye level white fitted units, tiled splashback and provisions for a dishwasher. Oven & Hob. Door to side passage.

Garage 3.45m X 2.44m - With double doors leading from the driveway.

Landing 3.15m X 2.85m - With accommodation off. Hotpress.

Features

- Large rear garden fully walled in c. 22m long
- Spacious accommodation of c. 153sqm
- Walking distance to schools, parks, shops, bus & Luas
- High ceilings throughout
- Ample room for extensions if desired
- Central heating
- Downstairs wc

Bedroom 1 - 4.3m X 3.63m - Front facing double bedroom with fitted wardrobes.

Bedroom 2 - 4.23m X 3.6m - Rear facing double bedroom with fitted wardrobe and whb.

Bedroom 3 - 3.75m X 2.4m - Front facing bedroom.

Bedroom 4 - 3m X 2.4m - Rear facing bedroom overlooking the garden.

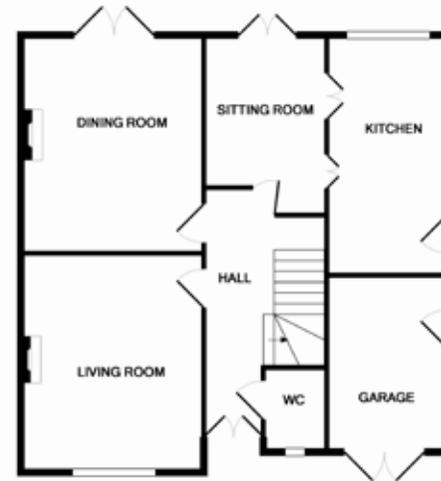
Bedroom 5 - 2.93m X 2.87m - Front facing bedroom.

Bathroom 2.12m X 1.65m - Bath, whb & separate wc.

Outside - Front garden with a gated and pillared entrance, landscaped with mature trees, plants and shrubs. Driveway leading to the garage and pebbled areas. Covered in side passage leads from front to rear. Rear garden fully walled in is about 22m long with a stone wall to the end, mostly under lawns and with mature plants and shrubs. Paved patio area. Barna shed.

[View By Appointment](#) **Asking Price: €795,000**





GROUND FLOOR



1ST FLOOR

FOR ILLUSTRATION & DESCRIPTION PURPOSES ONLY - NOT EXACT OR TO SCALE
 Floor Plans (not to scale) for identification purposes only
 Made with Metropix 02016



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