



For Sale
by Private Treaty

18 Ardilea Downs, Mount Merrion, Co. Dublin

BER D1

18 Ardilea Downs, Mount Merrion, Co. Dublin

Description

Commanding a very prominent position on an extremely large site in this exclusive enclave, no. 18 is a substantial detached family home measuring approximately 227 sq/m (plus 20 sq/m converted attic). The property is presented in excellent order throughout and now offers exceptional accommodation, ideal for family living and entertaining alike. On entering this fine home one will not be disappointed. The extremely bright and spacious accommodation briefly comprises entrance porch, reception hall, living room/dining room, kitchen/breakfast room, utility room, sun room, lounge, guest WC, four large bedrooms (master ensuite), family bathroom and converted attic. A sweeping dual entrance driveway to the front is complimented by extremely large side gardens (ideal for further extension subject to planning permission) and a glorious and very sunny north west facing rear garden enjoying great privacy, afternoon and evening sunlight and measuring 27m wide x 17m long.

Location

Ideally located just a short stroll away from Deer Park, a lovely landscaped parkland providing excellent recreational facilities including a tennis club and delightful walking areas in which to enjoy the elevated views over Dublin Bay and City. There are also a host of local shops and a selection of schools, churches and public transport located close by. Stillorgan, Blackrock and Dundrum Shopping Centres are all nearby and the Luas at Sandyford is a short drive away. The excellent range of local schools include Mount Anville, St. Killian's, Colaiste Iosagain and Colaiste Eoin, Blackrock College, St. Andrew's College, St. Michael's College and The Teresian School to name a few. UCD Belfield is a stone's throw away and TCD a short commute. The house is also conveniently located to Leopardstown Race Course, Sandyford and Stillorgan Business Parks, RTE studios, St. Vincent's Hospital and the Radisson Hotel.

At A Glance

- ◆ Substantial detached property
- ◆ Large commanding site with all day sunshine
- ◆ Quiet cul de sac position
- ◆ Very well presented throughout
- ◆ Double glazed windows throughout
- ◆ Gas fired central heating
- ◆ Exclusive residential address
- ◆ Landscaped and private rear garden 27m x 17m
- ◆ Adjacent to The Deer Park
- ◆ Ample off street parking
- ◆ A selection of south Co. Dublin's finest schools and colleges within easy reach



Accommodation

Ground Floor

- Reception Hall: 4.69m x 4.77m: L shaped with solid timber floors.
- Living Room/Dining Room: 9.21m x 4.21m: Feature fireplace with marble surround. Patio doors to rear garden.
- Kitchen/Breakfast Room: 7.36m x 3.45m: Fabulous fitted kitchen with extensive range of wall and floor units. Tiled floor. Sliding door to...
- Sun Room: 4.3m x 3.8m: With doors to rear garden.
- Utility Room: 2.5m x 1.92m: Plumbed for washing machine and vented for dryer.
- Family Room: 6.66m x 4.5m: Feature open fireplace with timber mantle. Solid timber floors.
- Guest WC: With wc & whb

First Floor

- Landing: 5.47m x 3.03m: Hotpress with duel immersion. Stairs to converted attic.
- Bedroom 1: 4.69m x 4.15m: Built in wardrobes.
- Emsuite: With wc, whb, bath and separate shower.
- Bedroom 2: 4.78m x 3.62m: Built in wardrobes.
- Bedroom 3: 3.51m x 3.42m: Built in wardrobes.
- Bedroom 4: 3.55m x 3.2m:
- Bathroom: 2.35m x 1.8m: Fabulous family bathroom with bath, wc, whb.
- Converted Attic: 4.6m x 4.45m: With Velux window.

Outside

A sweeping dual entrance driveway with ample off street parking surrounded by beautiful and mature landscaped gardens to the front is complimented by a very large landscaped and dual aspect rear garden offering all day sunshine.



Negotiator

Andrew Allen
MIPAV MMCEPI

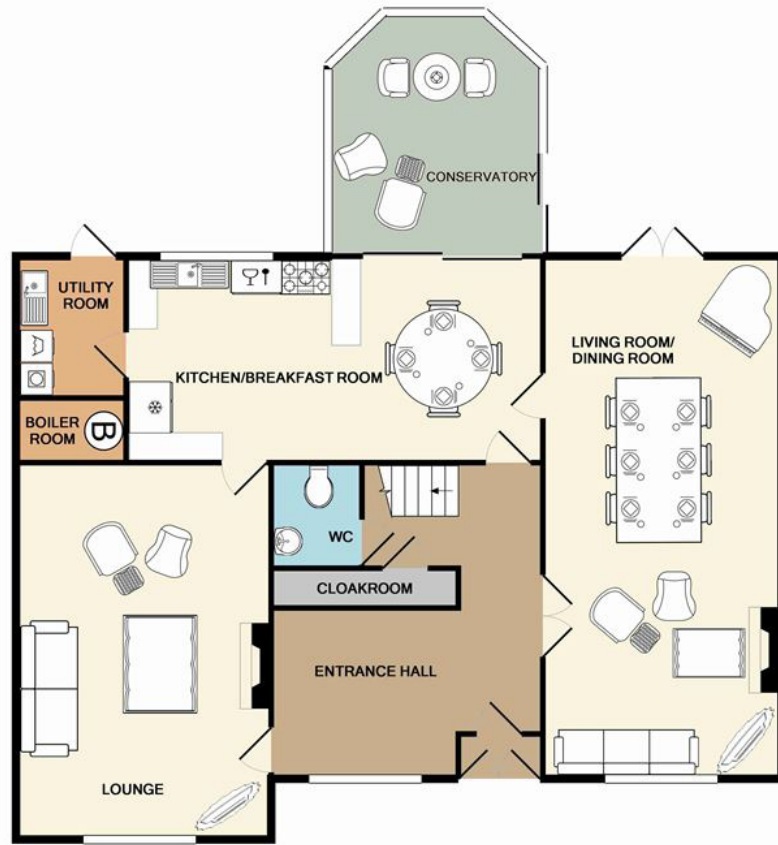
Viewings

Strictly by prior appointment
only with sole agents

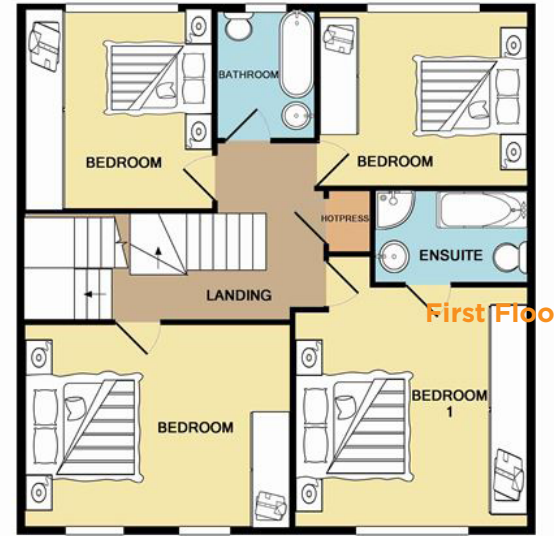
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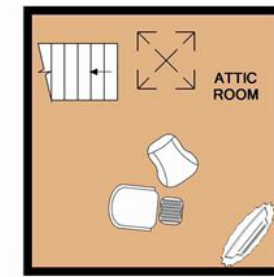




GROUND FLOOR



1ST FLOOR



ATTIC

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