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For Sale by Private Treaty



34 Redesdale Road, Mount Merrion, Co. Dublin



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For Sale by Private Treaty

34 Redesdale Road, Mount Merrion, Co. Dublin



Allen & Jacobs Estates is delighted to present this lovely detached residence surrounded by secluded mature gardens which benefit from a south/westerly orientation. Presented in good condition with light filled accommodation spanning c.188sqm/2,024sqft (incl. c.65sqm/700sqft of attic space).

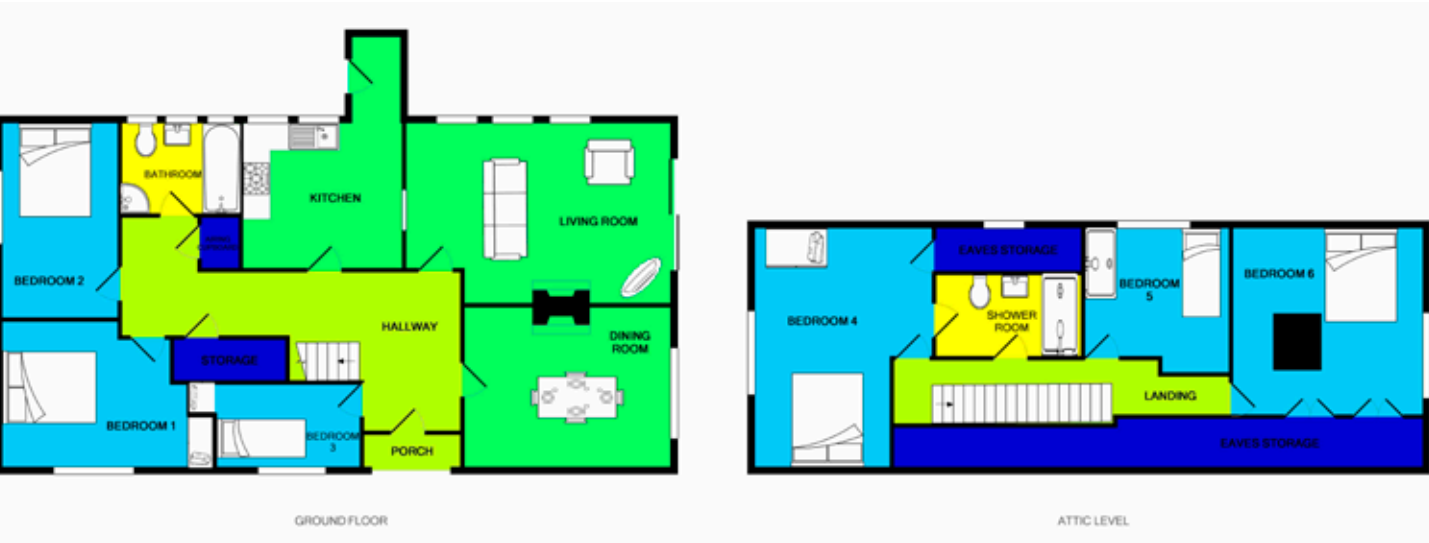
Situated on the corner of a leafy cul de sac, the location is ideal and only a stone's throw to the Deerpark and the Deerpark tennis club. There are a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of South Co Dublin's finest schools and colleges, shops, restaurants and public transport, to include the QBC & LUAS. Both the N11 & M50 are close at hand allowing easy access to the city centre and all national routes.

At ground floor level the accommodation briefly comprises; porch, reception hall, living room, dining room, Kitchen/Breakfast room, 3 bedrooms and a bathroom. At attic level there are a further 3 bedrooms and a bathroom. Outside is a detached garage and off street parking.

A fine family home in a quiet residential enclave-viewing highly recommended.

At A Glance

- Detached Residence c.188sqm/2,024sqft
- Substantial secluded mature grounds of approx. 1/5 of an acre
- South/westerly orientated gardens
- Prime corner position
- Extensive attic conversion
- Excellent potential to further extend (subject to PP)
- uPVC double glazed window (downstairs)
- GFCH (new boiler)
- Detached Garage
- Off street parking
- Ample on street parking
- Eaves storage
- Alarm
- Quiet cul de sac
- Beside the Deerpark
- Surrounded by All Amenities
- Close to N11, QBC & LUAS
- Phone, Internet & TV connection available



Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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Notes:

Accommodation

Reception hall Alarm panel, under stairs storage, shelved hot press with dual immersion

Dining room 4.72 x 3.75 Brick open fireplace, TV point

Living 6.03 x 4.14 Brick fireplace with coal effect gas fire and tiled hearth, TV point, phone point, sliding door to patio and garden

Kitchen/breakfast 2.87 x 3.03 + 1.22 x 1.91 Fitted eye & floor level press units, granite counter top, fitted gas 5 burner 'Rangemaster', stainless steel sink unit, plumbed for washing machine, door to side passage

Bedroom 1: 3.49 x 3.62 Built in wardrobe, TV point

Bedroom 2: 3.57 x 2.69

Bedroom 3/study 3.11 x 2.14 Built in wardrobe, TV point

Attic

Landing Access to extensive eaves storage, access to roof space

Bedroom 4: 4.71 x 4.09 Built in wardrobes, thermostat

Shower room Fitted double tiled shower cubicle, electric shower; fully tiled walls & floor; pedestal whb, wc, shaving socket

Bedroom 5: 3.3 x 2.34 Fitted sink unit

Bedroom 6: 4.36 x 4.12 Built in storage units, TV point

Outside

The property sits on a secluded mature site of approx. 1/5 of an acre. The garden includes extensive lawn areas surrounded by hedging, planted borders and mature trees. There is also a large patio area and a detached garage with separate access onto Redesdale Crescent which also provides off street parking in front thereof.

