



‘Dunluce’, 131 Mount Merrion Avenue,  
Blackrock, Co Dublin

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present 'Dunluce', 131 Mount Merrion Avenue to the market. A substantial detached family home, extending to c. 229sq.m/2,470sq.ft. This very fine property offers extremely well presented, bright, spacious accommodation, laid out over two levels.

'Dunluce' is discreetly set back off Mount Merrion Avenue and is accessed via gates with a cobble-lock driveway bordered by mature hedging and planting providing a gracious approach to the property.

Upon entering the property, you are greeted by a welcoming reception hall, from which a drawing room, dining room, kitchen, breakfast room, family room and guest w.c. are accessed. Off the kitchen lies a utility room and a playroom/study. Upstairs there are 6 generous bedrooms, two of which boast ensuite shower rooms, a family bathroom and walk-in hotpress.

Outside, to the rear, lies a stunning garden, carefully maintained and manicured over many years by its' current owners. Extending to c. 18m x 15m, the rear garden enjoys a large lawned area, bordered by mature flowerbeds, stocked with shrubs and seasonal planting. There is a raised paved patio, ideal for al fresco dining or quiet relaxation while enjoying the well-stocked raised borders. The garden also enjoys a summer house with its' own patio area.

'Dunluce' is a short walk from Blackrock Village, which offers two shopping centres, several restaurants, coffee shops, independent stores and Blackrock Park, complete with a playground and stunning sea views. The villages of Stillorgan and Blackrock, Mount Merrion and Booterstown are all within very easy reach and Dundrum Town Centre is no more than a 10-minute drive away.

There are several top rated junior and senior schools in the immediate area including, Blackrock

College, Willow Park, St Andrews College, Mount Anville, Colaiste Eoin, Colaiste Iosagain, Sion Hill and Loreto College Foxrock. UCD and Trinity College are easily accessed. Sports and leisure activities are aplenty in the vicinity including various rugby, football, GAA, tennis, golf, hockey clubs and water-sports are all nearby.

Transport links are excellent, with the N11 (QBC) and DART close by and the nearby M50 offering countrywide access.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superbly presented detached 6 bed family home
- » Extending to 229sq.m/2,470sq. ft
- » Flexible accommodation
- » Secure off-street car parking with gated access
- » Gas fired central heating
- » Mature specimen trees making for a very private setting
- » Stunning large rear garden with raised paved patio and manicured lawn
- » Excellent location close to Blackrock Village, schools and recreational amenities
- » Superb transport links (Blackrock Dart Station, N11 / QBC, Air Coach)

# ACCOMMODATION

## GROUND FLOOR

### HALLWAY

5.69m x 1.81m (18’6” x 5’8”)  
Ceiling coving, dado rail, phone point, radiator cover, alarm panel and wall lighting.

### GUEST W.C

1.85m x 1.73m (6’0” x 5’8”)  
Built in vanity unit with wash hand basin, w.c, fully tiled walls and tiled floor.

### DRAWING ROOM

4.07m x 4m (13’4” x 13’1”)  
Mahogany fireplace with tiled inset, hearth and open fire, ceiling coving, picture rail, wall lighting and arch to:

### DINING ROOM

4.18m x 4.07m (13’8” x 13’4”)  
Ceiling coving, picture rail, wall lighting and double doors to patio and rear garden.

### FAMILY ROOM

5.01m x 4.08m (16’5” x 13’4”)  
Oak fireplace with tiled inset and hearth with fitted gas fire, ceiling coving, picture rail, built in t.v unit with storage, fitted book shelf, wall lighting and t.v point. Door to:

### BREAKFAST ROOM

4.15m x 3.14m (13’7” x 10’3”)  
Ceiling coving, wall lighting, tiled floor and fitted storage. Arch to:

### KITCHEN

4.6m x 2.63m (15’1” x 8’7”)  
Range of fitted units, worktop, 1½ bowl stainless steel sink unit, four ring halogen hob, copper hood over with extractor fan, double oven, provision for fridge freezer, plumber for dishwasher, fully tiled walls and tiled floor. Door to patio.

### UTILITY ROOM

3.42m x 2.73m (11’2” x 8’11”)  
Range of built in units, worktop, stainless steel sink unit, plumbed for washing machine and tumble dryer. Door to patio:

### PLAYROOM/OFFICE

4.94m x 2.79m (16’2” x 9’1”)  
Ceiling coving, t.v point and door to front.

## FIRST FLOOR

### LANDING

Access to attic with pull down

### MASTER/BEDROOM 1

5.17m X 4.22m (16’11” x 13’10”) overall

### BEDROOM 1

Range of fitted wardrobes, bedside lockers with shelving over, wall lighting, recessed lighting, picture rail and t.v point.

### ENSUITE

2.06m x 1.56m (6’9” x 5’1”)  
Step in tiled shower unit with electric shower, vanity unit with wash hand basin, w.c, illuminated mirrored cabinet over, heated towel rail, recessed lighting, extractor fan, fully tiled walls and tiled floor.

### BEDROOM 2

4.67m x 3.11m (15’3” x 10’2”)  
Range of fitted wardrobes, vanity unit with wash hand basin and mirror over, wall lighting and picture rail.

### BEDROOM 3

3.78m x 3.23m (12’4” x 10’7”)  
Range of fitted wardrobes, picture rail and wall lighting. Door to:

### ENSUITE SHOWER ROOM

3.24m x 0.88m (10’7” x 2’10”)  
Step in tiled shower unit, w.c, pedestal wash hand basin with illuminated mirrored cabinet over, shaver socket, heated towel rail, extractor fan, fully tiled walls and tiled floor.

### BEDROOM 4

3.87m x 2.95m (12’8” x 9’8”)  
Fitted wardrobe, picture rail, vanity unit with wash hand basin and fitted mirror over, dressing table with storage and wall lighting.

### BEDROOM 5

4.97m x 2.73m (16’3” x 8’11”)  
Fitted wardrobes and vanity unit with wash hand basin and fitted mirror over.

### BEDROOM 6

4.97m x 2.68m (16’3” x 8’11”)  
Fitted wardrobes with dressing table and mirror over.

### BATHROOM

2.57m x 2.68m (7’4” x 6’8”)  
Fitted wardrobes with dressing table and mirror over.

### WALK-IN HOTPRESS

2.09m x 1.91m (6’10” x 6’3”)  
Water tank with immersion and timer, shelves and hanging space. Access to attic with pull down ladder.















OUTSIDE

The property is approached by a gated cobble-lock driveway enjoying richly stocked mature borders and ample off-street parking. Gated side access leads to a most appealing lawned rear garden extending to c.18m long x 15m wide (59’ x 49’). A raised paved patio leads down to the lawn bordered by well stocked flowerbeds enjoying a variety of shrubs and seasonal planting. The garden is further complimented by a summer house, garden lighting and a high degree of privacy.

DIRECTIONS

Travelling southbound from the city centre on the N11, take the left turn onto Mount Merrion Avenue. Continue down Mount Merrion Avenue and No. 131 is located on the left-hand side.

BER DETAILS

BER Rating: E2  
BER Number: 110816899  
Energy Performance Rating: 376.17 kWh/m²/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Foxrock on 01 2897840 or email: foxrock@huntersestateagent.ie.

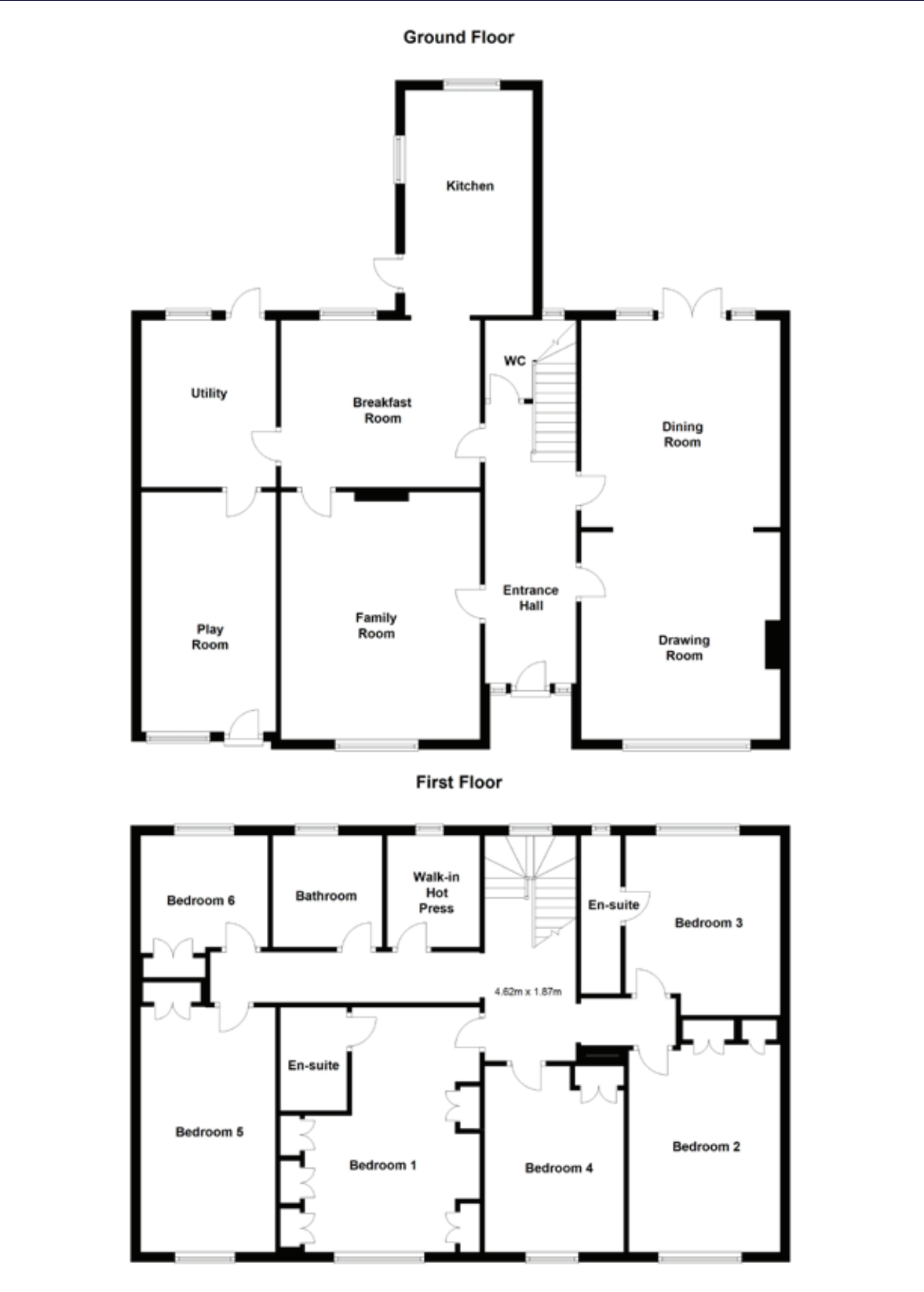


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