



28 Cypress Road, Mount Merrion, Co. Dublin

Beirne  
& Wise





## For Sale By Private Treaty

This is an impressive four bedroom detached home, well situated on this quiet and leafy residential road, just off Callary Road in the heart of Mount Merrion. This is one of South Dublin's favourite suburbs and has much to offer those looking for a good family home with a wonderful selection of amenities at hand and just over 4 miles from St. Stephen's Green.

Built in 1949, this bright and well-proportioned home has stood the test of time well, having been carefully maintained over the years. Prospective purchasers will clearly see the potential to enhance and extend the current accommodation to suit today's family lifestyle. The options are numerous- with the benefit of the large rear garden, side access and an integral garage with space to extend at first floor level.

The location needs little introduction with the a selection of well-established junior and senior schools nearby including; Scoil San Treasa, Mount Anville, St. Killians, Sion Hill and Blackrock College. The educational and leisure facilities of UCD are just a walk away as are the wonderful parklands of Deer Park with its breath taking views over Dublin Bay. Both the LUAS at Stillorgan and the QBC along the N11 provides reliable and speedy access to the city centre and beyond.

The Accommodation comprises: Entrance Hall with Porch, two Reception Rooms, Kitchen/Breakfast Room, Guest W.C. Shower Room, and internal access to Garage at ground floor level. There are four Bedrooms with a Bathroom at First Floor Level.

## Special Features

- 125 sq. m. (1,345 sq. ft.) Approx. including Garage
- Potential to extend (subject to necessary Planning Permission)
- Large rear garden 24m x 11m (79ft x 36ft) approx with easterly aspect
- Excellent location
- GFCH & Alarm System
- Adjacent to UCD and a range of amenities

## Accommodation

### HALL

Enclosed Porch area leads entrance hall with coved ceiling and access to under stairs storage.

### LIVING ROOM

3.65m x 3.98m (11'11" x 13'0")

This is a large bright room with picture window overlooking the front garden, with coved ceiling and original tiled open fireplace.

### DINING ROOM

3.36m x 4.33m (11'0" x 14'2")

A well-proportioned room with sliding patio door leading to wonderful rear garden. Original tiled fireplace provides a focal point for this comfortable room.

### KITCHEN

4.96m x 2.50m (16'3" x 8'2")

Fitted with wall and floor units, with tiled splashback and is plumbed for a washing machine. There is a gas fire fitted into original chimney breast.

### SHOWER ROOM

Wet Room, fully tiled with window and fitted with Triton T90 electric shower.

### GUEST W.C.

With window, partially tiled w.c. and w.h.b.





**LOBBY**  
With access to Garage 2.45m x 2.84m (8'0" x 9'3")

**GARAGE**  
2.45m x 2.84m (8'0" x 9'3")

**FIRST FLOOR**

**LANDING**  
Bright and airy with access to all rooms

**BEDROOM 1**  
3.34m x 4.32m (10'11" x 14'2")  
This is a large double room to the rear with built in wardrobes.

**BEDROOM 2**  
3.64m x 3.45m (11'11" x 11'3")  
Principal room to the front with fitted wardrobes including drawers and wall mirror.

**BEDROOM 3**  
3.07m x 2.56m (10'0" x 8'4")  
Generous single room to the rear with vanity w.h.b. and built in presses.

**BEDROOM 4**  
1.95m x 2.14m (6'4" x 7'0")  
Single room to the front.

**BATHROOM**  
With bath partially tiled. Separate w.c. and pedestal w.h.b.

## Garden

Walled front garden with tarmac driveway with parking and lawn area and perimeter planting with a selection of flowering shrubs and plants. A pedestrian access to wonderful walled rear garden, 24m x 11m (79ft x 36ft). Approx. with pathway and expansive lawn - ideal for children's play. There is also a purpose built concrete storage shed.

**SITE AREA**  
492 sq. m. (4,972 sq. ft.) approximately

## View

By appointment with Beirne & Wise t: 01 668 2268

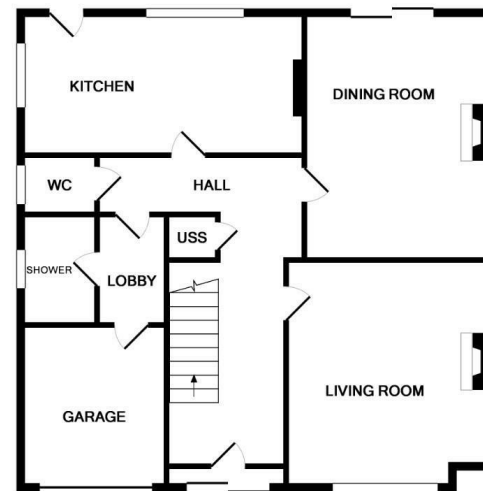
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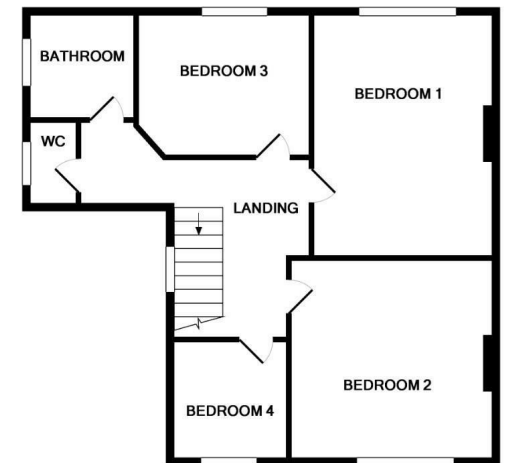
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Output. 431.8 kWh/m²/yr







GROUND FLOOR



1ST FLOOR

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