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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



36 Merville Road, Stillorgan, Co. Dublin.

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For Sale by Private Treaty

36 Merville Road, Stillorgan, Co. Dublin.



Allen & Jacobs is delighted to present this wonderful detached dormer bungalow providing spacious accommodation of c.228sqm/2,454sqft (including attic) and set on an extremely secluded site of almost a third of an acre. Presented in immaculate condition with attention to detail throughout, the property boasts many features including; extensive use of timber walnut floors, stunning Rhatigan & Hick handmade kitchen, Carlson timber double glazed windows, silestone kitchen worktops, walk-in wardrobe in master bedroom and a meticulously landscaped c.35m southerly orientated garden with sit out summer house (suitable as home office/workshop/den/meditation space).

Overlooking a well maintained crescent shaped green area, the location is ideal and only a few minutes' walk to Clonmore Park. 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 (minutes' walk from the QBC & LUAS station). Both the N11 & M50 are close at hand allowing easy access to the city centre and all national routes.

Accommodation is versatile and comprises; entrance hall, cloakroom, guest toilet, living room, study/bedroom 2, kitchen/dining/family room, utility, 2 x storage rooms, gym/playroom and master bedroom with walk-in wardrobe and en suite shower room. At attic level are two further rooms (bedroom 3 & 4) and a bathroom.

Viewing highly recommended

At A Glance

- Energy efficient home: BER C1
- Detached family bungalow on site of almost a third of an acre
- Presented in immaculate condition throughout
- Spacious accommodation of c.228sqm/2,454sqft (including attic)
- Secluded & well stocked landscaped rear garden c.35m
- Potential to extend to rear (subject to necessary planning permission)
- Summer house to rear
- Large storage shed to rear
- Rhatigan & Hick handmade kitchen
- Side entrance
- Generous storage space
- GFCH
- Timber double glazed windows to the rear
- Extensive use of solid timber walnut floor t'out
- Walk in wardrobe in master bedroom
- Master bedroom en suite
- Utility room
- Extensive use of timber floors
- Covered storage area to side
- Off street parking
- Beside Clonmore Park & playground
- Mature residential location
- Close by to all amenities including LUAS & QBC
- Easy reach of the city & all transport routes via M50 & N11
- Alarm
- GFCH



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCI MRICS

Notes:

Accommodation

Reception hall: Attractive solid walnut floors, ceiling cornicing, cloakroom, shelved hot press, thermostat, side door to garden

Study/bedroom 2: 5.04 x 3.6 Attractive solid walnut floors, built in shelving and storage presses

Living room: 4.63 x 3.57 Built in shelving and storage unit, feature cast iron stove, attractive solid walnut flooring, ceiling cornicing and centrepiece, tv point

Bedroom 1 (master): 5.51 x 3.64 Attractive solid walnut timber floors, door to patio and garden, ceiling cornicing and centrepiece

Walk in wardrobe: 3 x 1.86 Attractive solid walnut flooring, extensive range of hanging space, shelving and drawers

En suite: 3.35 x 1.55 Tiled shower cubicle with waterfall shower unit, pedestal whb, wc, fully tiled walls & floors, heated towel rail, fitted mirrors

Inner hall: 3.6 x 1.3

Storage room 1: 1.32 x 1.78 Extensive built in shelving, attractive solid timber floors

Storage room 2: 1.78 x 1.64 Extensive built in shelving, attractive solid timber floors

Lobby: 2.16 x 1.02 Tiled floor; door to garden

Utility: 2.05 x 1.21 Tiled floors, plumbed for washing machine, fitted counter with stainless steel sink, tiled floor, part tiled walls, gas boiler

Gym/playroom: 5.63 x 2.30 Fully tiled floor



Guest toilet: 1.66 x 1.3 Pedestal whb, wc, fully tiled walls & floor

Kitchen/ Dining room: 5.71 x 5.05 & 4.1 x 3.01 Hick & Rhatigan solid wood integrated kitchen units with extensive range of built in eye & floor level press units, fan & steel oven, electric induction hob & extractor fan, recessed lighting, double height roof space to rear; 2 x doors to patio and garden, fully tiled antico tiled floor; large roof light

Upstairs

Landing: 4.97 x 2.22 Thermostat, attractive solid walnut timber floor; velux roof light, large storage press

Attic room/Bedroom 3: 5.93 x 4.33 Attractive solid walnut timber floors, walk in wardrobe space, eaves storage

Bathroom: 4.26 x 1.25 Tiled shower cubicle with electric shower, floating whb & wc, fitted bath, heated towel rail, fitted mirrors, fully tiled walls & floor

Attic room/Bedroom 4: 4.25 x 3.95 Built in wardrobes and shelving, attractive solid walnut flooring, velux roof light

Outside

To the front is a walled garden with hedging and cobblestone driveway providing off street parking. To the rear is a lovely landscaped c.35m southerly facing garden with a variety of plants, shrubs, mature trees, patio areas and extensive lawns. There is also a large steel storage shed, timber shed & bicycle shed.

