



18 North Avenue, Mount Merrion, Co Dublin.

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this superbly presented bright and spacious family home extending to approximately 167 sq.m/1,798 sq.ft. Upon entering this property you are greeted by a spacious entrance hallway, to the right lies two very gracious interconnecting reception rooms, a most welcoming family room with open fire which leads down into a large kitchen/breakfast room enjoying an abundance of natural light and access to the patio and garden. A separate utility room and guest w.c. complete the accommodation at this level.

Upstairs, there are five well proportioned bedrooms, a family bathroom and separate shower room. There is also a large attic with excellent potential to convert.

This property is further enhanced by a gravelled driveway to the front bordered by a lawn and well stocked borders. The rear garden is a truly outstanding feature of this property extending to 28m long x 11m wide (92' x 36') enjoying a raised paved patio perfect for al fresco dining with steps leading down to a large lawn which is bordered by raised flowerbeds planted with a variety of shrubs, plants and trees. There is also a side entrance.

North Avenue is a most sought after location in the heart of Mount Merrion convenient to a host of amenities in Mount Merrion, Stillorgan, Dundrum Town Centre, Booterstown and Blackrock including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including Deerpark, local Tennis, Rugby and GAA Clubs, various Golf Clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's best primary and secondary schools are within easy reach including St Theresa's Primary School, St. Killian's Euro Campus, Mount Annville, St. Andrews College, Willow Park and Blackrock College and Colaiste Eoin

and losagain to name but a few. University College Dublin is also a few minutes walk away.

Excellent transport links are closeby including the QBC, N11 and M50, the DART at Booterstown and the LUAS green line at Sandyford providing ease of access to and from the city centre and surrounding area.

Viewing is highly recommended

## SPECIAL FEATURES

- » Superbly presented family home
- » Enjoying well-proportioned accommodation throughout
- » Gravelled off street parking for several cars
- » Large rear garden extending to 28m long x 11m wide
- » Highly convenient location
- » Views across Dublin Bay from the first floor
- » Double glazed throughout
- » Gas fired central heating
- » Accommodation extends to approximately 167sq.m/1,798sq. ft

# ACCOMMODATION

## ENTRANCE HALL

4.18 m (13'7") x 2.32 m (7'6")  
Ceiling coving.

## GUEST W.C.

2.05m (6'7" ) x 1.62m (5'3")  
W.c., w.h.b, part timber panelled walls, porthole, understairs storage.

## LIVING ROOM

4.75 m (15'5") x 3.8 m (12'4")  
Oak fireplace with cast iron inset with decorative tiling, slate hearth and open fire, bay window, stripped and polished timber flooring, wall lighting, ceiling coving, t.v. point.

## DINING ROOM

3.75 m (12'3") x 3.59 m (11'7")  
Ceiling coving, stripped and polished timber flooring.

## FAMILY ROOM

3.79 m (12'4") x 3.02 m (9'10")  
Cast iron fireplace with open fire, slate hearth, ceiling coving, hardwood Junckers flooring, tv point, steps down to:

## BREAKFAST ROOM

4.69m (15'3") x 2.59m (8'4")  
Hardwood Junkers flooring, ceiling coving, recessed lighting, dado rail, arch to:

## KITCHEN

4.85 m (15'10") x 3.55 m (11'6")  
Range of solid waxed pine units, polished granite worktops, stainless steel sink unit, tiled splashbacks, centre island, hardwood Junckers flooring, stand alone cooker, extractor fan over, plumbed for dishwasher, integrated fridge, part timber panelled walls, recessed lighting, vaulted panelled ceiling with glazed roof light, door to garden.

## UTILITY ROOM

2.58 m (8'4") x 2.24 m (7'3")  
Fitted units, worktops, stainless steel sink unit, tiled splashbacks, plumbed for washing machine, provision for freezer, gas fired central heating boiler, door to garden.

## STAIRCASE TO FIRST FLOOR

### BEDROOM 1

3.77 m (12'3") x 3.11 m (10'2")  
Range of fitted wardrobes, telephone point.

### BEDROOM 2

3.8 m (12'4") x 3.08m (10'10")  
Range of fitted wardrobes.

### BEDROOM 3

2.68 m (8'7") x 2.18 m (7'1")  
Wood effect flooring.

### BEDROOM 4

3.3 m (10'8") x 2.39 m (7'8")  
Wood effect flooring.

### BEDROOM 5

2.76 m (9') x 2.59 m (8'4")  
Fitted wardrobes and desk.

## BATHROOM

2.59 m (8'4") x 2.01m (6'5")  
Bath with shower attachment, w.c., w.h.b., separate tiled shower unit with Mira event power shower, partly tiled walls, tiled flooring.

## SHOWER ROOM

1.78 m (5'8") x 1.48m (4'8")  
Step in tiled shower unit with T90si electric shower, w.c., w.h.b, fully tiled walls, tiled flooring.

## HOTPRESS

With tank, immersion, shelving.







## OUTSIDE

The property is approached via a gravelled driveway bordered by lawn, well stocked borders and offering off street parking for a number of cars. The rear garden is an outstanding feature of this property extending to 28m long x 11m wide (92'x36') enjoying a raised patio with steps leading down to large lawn bordered by raised flowerbeds planted with a variety of shrubs, plants and trees. There is also a side entrance.

## BER Details:

BER: E1

BER Number: 106408982

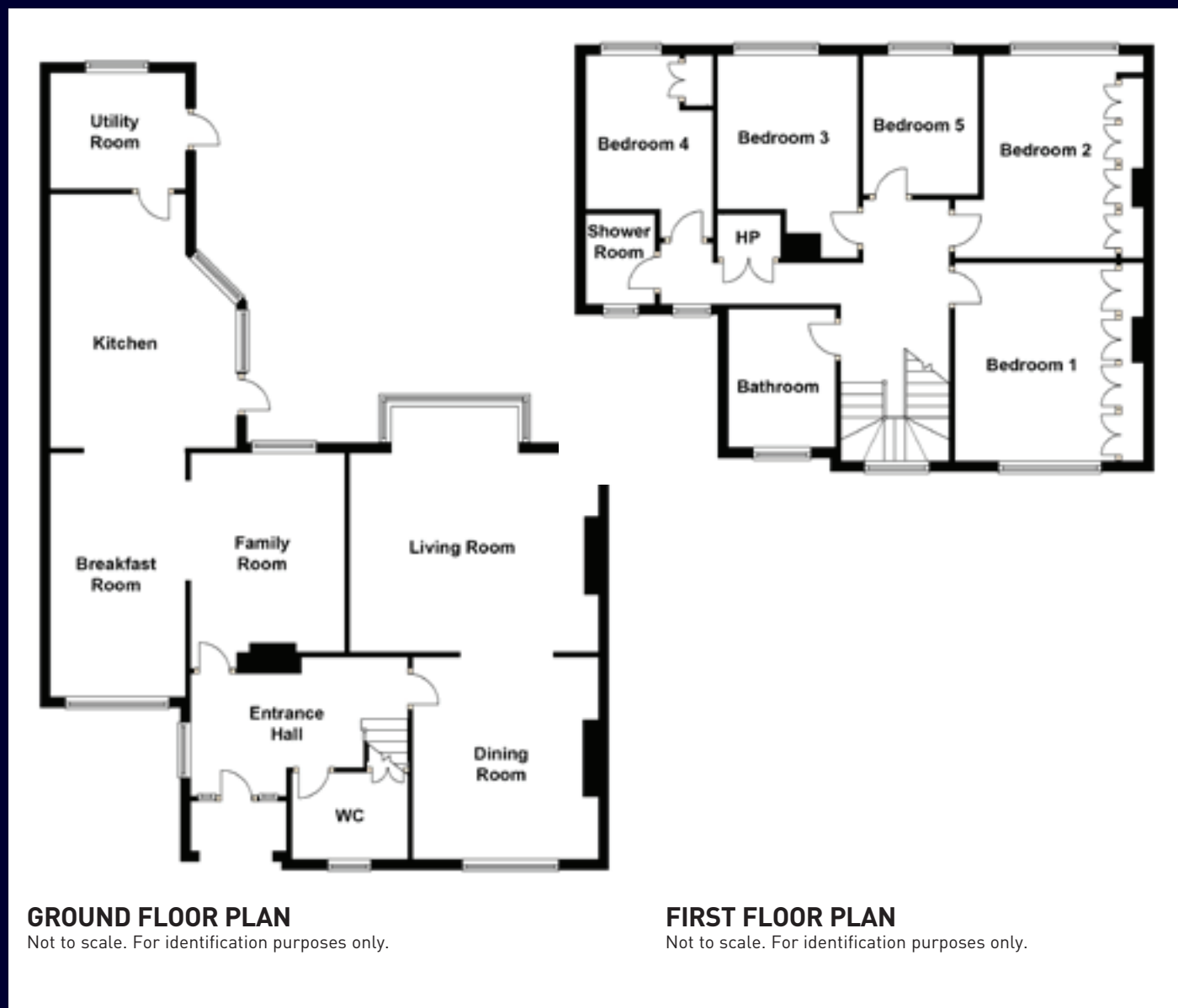
Energy Performance Rating: 332.41 kWh/m2/yr

## DIRECTIONS

Coming from the N11, turn onto Foster Avenue, take the left hand turn at the first set of traffic lights onto North Avenue and the property is half way up on the left hand side.

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



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