

THE BEECHES

THE RISE • MOUNT MERRION • CO. DUBLIN



 Knight
Frank

BER>B3>

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Knight Frank have great pleasure in presenting The Beeches to the market. This impressive detached family home extending to 205 sq m / 2,200 sq ft is a classic example of a 'Kenny' built home c. 1936.

Flooded with natural light, the property has been completely renovated and cleverly extended to exacting standards to take full advantage of its glorious south/west orientation. Original 'Kenny' features to include red roof tiles, square bay windows and attractive veranda entrance porch have been retained and are complemented by a timber and copper clad extension.

Internally a practical and well planned layout will greatly appeal to the purchaser seeking a modern home with character. Underfloor heating at ground floor level, crema marfil marble tiling, high gloss 'Alno' fitted kitchen and excellent quality sanitary ware are just some of the noteworthy features that await.

The accommodation is arranged over three floors. An attractive front door with glass panels either side leads to the particularly large entrance hall. From here doors lead to the guest wc, the living room runs from the front to the rear of the house and has an open fireplace. The kitchen/dining/family room is open plan and has been designed with modern family life in mind. Laid out in three defined areas the dining area opens onto a delightful south facing patio which offers an ideal haven to enjoy summer dining and entertaining. The kitchen is fitted with cream high gloss units & integrated electrical appliances, feature centre island with five ring gas hob. Off the kitchen is a utility room with door to the garden.





On the first floor are three double bedrooms, hot press and generous sized family bathroom with separate shower cubicle, whb inset in vanity unit, wc and bath. The master suite enjoys a wonderful tri aspect and has the added benefits of a dressing area and en suite shower room. On the second floor are two double bedrooms both of which have the advantage of being en suite. All the bedrooms are fitted with built in wardrobes.

Outside

The landscaped gardens that encompass The Beeches are mature and are mainly laid out in lawn with well stocked shrub borders. Electric gates from St Thomas Road provide access to the gravelled driveway to the side of the property and a pedestrian gate which is accessible from The Rise leads to the front of the property. An attractive Sandstone paved patio wraps around the house linking the south facing side garden to the west facing rear garden providing ideal locations from which to enjoy the summer sunshine.

Viewing of this elegant, modern home is highly recommended and is a must for those seeking a home in turnkey condition enjoying a popular and most sought after location.

Location

Mount Merrion is undoubtedly one of South County Dublin's premier suburbs, enjoying an ultra convenient location whilst being only a 20 minutes drive from St Stephen's Green. Local shops are available on The Rise and an extensive array of shopping facilities are to be found in nearby Stillorgan & Dundrum. There is an enviable choice of primary and secondary schools in the locality to include Scoil San Teresa, Mount Anville, Blackrock College, Colaiste Iosagain and Colaiste Eoin to name but a few. UCD campus with its excellent recreational facilities is only a short stroll away.

Transport

The QBC with several bus routes providing swift public transport to the city centre is located at the bottom of The Rise. The Air Coach blue bus will bring you to Dublin Airport in approximately 50 minutes.

Features:

- High gloss 'Alno' fitted kitchen
- Integrated electrical appliances
- Excellent quality sanitary ware
- Underfloor heating on ground floor
- Alarm
- Double glazed throughout
- Gas Fired Central Heating

BER: B3 **BER No.:** 102309325

Energy Performance Indicator: 136.76 kWh/m²/yr

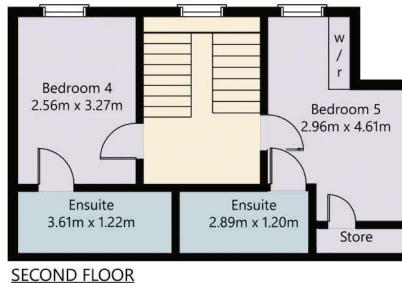
Approximate Overall Square Footage: 205 sq m / 2,207 sq ft

Price: €1,250,000

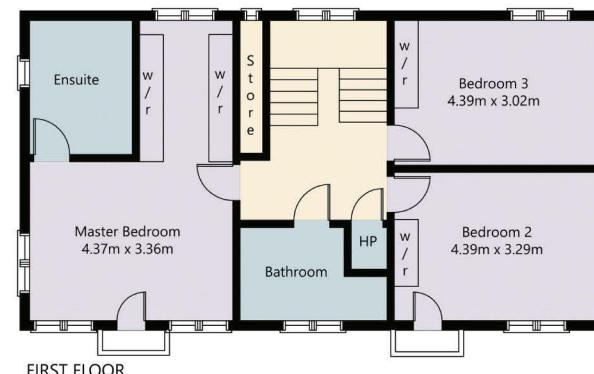
Viewing:

Jacqui McCabe - jacqui.mccabe@ie.knightfrank

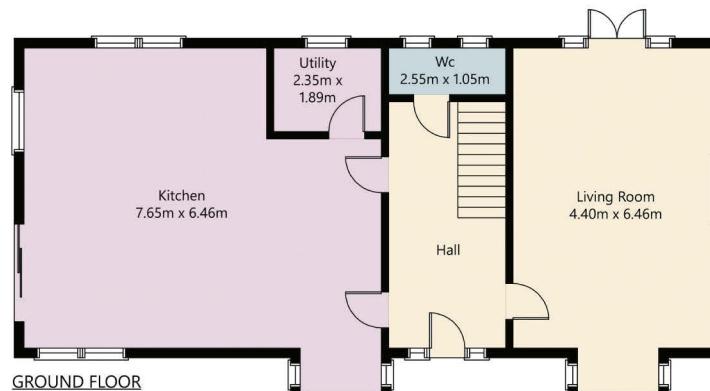
NOT TO SCALE
Whilst every effort has been made to ensure the accuracy of these floorplans, measurements are approximate and not exact. Any areas, dimensions or distances referred to in these plans are for guidance only and must not be relied upon as a statement of fact.
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR