

For Sale

Asking Price: €995,000

Sherry
FitzGerald



43 Mount Merrion Avenue, Blackrock,
Co. Dublin, A94 D2N4

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GARDEN LEVEL



HALL LEVEL



No. 43 is a fine and attractive two storey over garden level mid-terrace, Victorian residence dating from circa 1840. Positioned on this well renowned road in the heart of Blackrock and retaining some of the period features such as original sash windows, fireplaces and high ceilings offers a new purchaser the opportunity to transform this home (as many neighboring homes have done so) to create a comfortable family home in a top location.

The property which is well set back off of Mount Merrion Avenue and nicely positioned behind a pedestrian entrance with front lawns, to the rear the delightful 65ft long westerly facing garden comes with a large pond and rear pedestrian access (that could also potentially provide rear parking subject to planning), there is also a large brick built Studio which would suit a variety of uses such as home office/gym or work shop etc . There is also separate access to the garden level.

Ideally located a short stroll to the centre of Blackrock village with its wide selection of specialist shops, restaurants, cafés and two shopping centres. Some of Blackrock's finest Secondary schools including Blackrock College, Sion Hill, St. Andrew's College, Mount Anville, Coláiste Eoin & Íosogáin, St. Michael's College and St. Teresian's a short drive and St. Mary's & Carysfort National schools. The area is well serviced by public transport, with the Blackrock Dart Station and the Stillorgan Quality Bus Corridor and an Aircoach stop close at hand. Also within close proximity are some of third level education including UCD's Belfield and Smurfit Business school.

FIRST FLOOR



SPECIAL FEATURES

- Attractive terraced Victorian residence.
- Original Victorian granite stonework on steps to hall door.
- Separate access to garden level.
- Delightful private rear and front gardens.
- Original Victorian gate and railings in front garden.
- Great potential to modernize and upgrade.
- Rear pedestrian access (could provide rear parking subject to pp)

ACCOMMODATION

Floor Area: 166sq.m. / 1,792sq.ft. approx.

Garden Level

Hall 1.80m x 1.82m With understairs cupboard with hot water cylinder and there is separate access to this level from outside.
 Reception Room 1 4.11m x 5.57m Large room to the front with window and door to lobby with sink unit and gas boiler. Originally there was a door here leading to the front garden. Glazed door to Reception Room 2 4.19m x 3.65m Another later room to the rear with window overlooking garden.

Hall Level

Entrance Hall 8.40m x 1.82m With original hall door, fan light and high ceiling.
 Drawing Room 4.11m x 4.09m Large reception room with two windows, attractive cast iron Victorian fireplace, ceiling coving and doors to dining room.
 Dining Room 4.19m x 3.85m Window to the rear, fireplace (blocked up), ceiling coving.
 Kitchen 3.00m x 2.12m With fitted cupboards and presses, stainless steel sink unit. Door to lobby.
 Sun Room 3.00m x 2.52m Glazed room with door to rear garden.
 Guest WC Wash hand basin and wc.

First Floor

Landing Large landing leading to all bedrooms.
 Main Bedroom 4.11m x 3.10m Double bedroom to the front with fireplace and window.
 Bedroom 2 3.06m x 2.37m Double bedroom to the front.
 Bedroom 3 3.08m x 1.80m This room is currently divided into two rooms and could easily be reconverted.
 Bedroom 4 2.53m x 1.76m This room is currently divided into two rooms and could easily be converted.
 Bathroom 3.00m x 2.12m Bath, wash hand basin and wc.

GARDEN

Attractive, 65 ft long walled garden surrounded by old granite stone walls with attractive pond and large brick built shed which could be developed further into home office/gym or guest accommodation. It is currently divided into three rooms. There is a pedestrian gate to the rear laneway.
 Front garden with lawn, mature hedging, with original Victorian gate and railings

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