

For Sale

Asking Price: €1,395,000

Sherry
FitzGerald



23 Glenabbey Road, Mount Merrion,
Co. Dublin, A94 K6R0

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BER C2





23 Glenabbey Road is a wonderful four-bedroom semi-detached family home located on this highly regarded, mature road just opposite ever popular 32-acre playing fields of Deerpark with all its wonderful recreational activities. The property further benefits from an enviable sunny south facing rear garden measuring approx. 20m (66ft) in length.

This attractive home is approached by a pillared entrance opening onto an asphalt driveway providing excellent off-street parking for up to 4 cars, enclosed side access leads from here to the sunny rear garden. The remainder of the front garden is laid out in lawn and bordered by mature hedging.

Internally the accommodation comprises a wide welcoming reception hall with an arch to an inner hall with bathroom. A living room opens into a beautiful large sunroom overlooking, and opening into the rear garden, this room is flooded in the natural southerly light. From here a glazed door opens into a kitchen/breakfast room with the kitchen leading back to the inner hall and the breakfast room with vaulted ceiling also accessing the garden. This in turn leads to a TV room that overlooks the front and has access to the enclosed side passage. To the rear of this room is a utility room plumbed for washing machine and dryer with shelved storage and a guest WC. A dining room to the front completes the accommodation as this level.

At first floor level of a wide landing with feature window are four well-proportioned bedrooms, a wc and separate family bathroom. A Stira from the landing leads to the large attic with offers vast scope for conversion.

23 Glenabbey Road is situated opposite one of three entrances to Deerpark, a prized Mount Merrion amenity with tennis club, several sports pitches, a children's playground and beautiful walks. The area is surrounded by some of south Dublin's best amenities, including those in Stillorgan Shopping Centre,

Dundrum Town Centre, and Blackrock Village as well as a selection of local shops, cafes and food outlets within an easy walk. Some of the most popular primary and secondary schools in Dublin are within easy reach including Mount Anville Primary and Secondary, The Teresian School, Loreto Foxrock, St Kilians, Blackrock College, St Andrews, St Michaels College, St Benildus College, Wesley College, Oatlands College, Rosemont Secondary School, Nord Anglia International School, Colaiste Eoin / Iosagain and UCD to name but a few. The area is well served by public transport being within a short stroll of the N11, with its Quality Bus Corridor (QBC) offering direct access to the city centre and surrounding areas. Kilmacud & Dundrum Luas stops, and Booterstown & Blackrock DART Stations are just slightly further afield. Leisure amenities abound including Deerpark Sports Tennis Club, Elm Park Golf & Tennis Club, David Lloyd Riverview, Fitzwilliam Lawn Tennis Club, Donnybrook Lawn Tennis Club and UCD Sports & Fitness

SPECIAL FEATURES

- Floor Area: 183sq.m. / 1970sq.ft. approx.
- Situated on this highly regarded mature road
- Sunny south facing rear garden measuring c. 20m (66ft) in length
- Gas-fired central heating
- Enclosed side access
- Situated just opposite one of the entrances to the 32-acre Deerpark
- Surrounded by excellent primary and secondary schools & UCD
- Good public transport links nearby

ACCOMMODATION

Reception Hall With tiled floor, large window to side, arch to Inner Hall

With tiled floor, digital alarm

Bathroom With fully tiled walls and floors, fitted mirror, wash hand basin, wc, sunken bath, window

Living Room With dado rail, timber fireplace with marble insert and hearth, opening into

Sunroom With tiled floor, picture windows, double doors overlooking, and opening into the rear garden

Kitchen With a range of hand painted wall and base units, display units, wine rack, vegetable trays and saucepan drawers, Siemens 5 ring induction hob with extractor over and tiled splash back, stainless steel sink with tiled splashback, plumbed for washing machine, Integrated Electrolux double oven, space for fridge freezer, tiled floor, steps to Breakfast Room With pitched timber panelled ceiling with recessed lighting & Velux roof light. Floor to ceiling windows and double doors out to rear garden. Tiled floor and glazed door opening into the TV Room With pitched timber panelled ceiling with dual Velux roof lights, window overlooking the front, glazed door to enclosed side passage, door to: Rear Hall With glazed door to rear garden, timber panelled ceiling, tiled floor, opening into;

Utility Room With tiled floor, Velux roof light, plumbed for washing machine and dryer, shelved storage

Guest WC With tiled floor, WC, quadrant wash hand basin, window to rear, vaulted timber panelled ceiling

Dining Room With ceiling coving and picture window to the front
Bedroom 1 With an excellent range of wardrobes & drawers and picture window overlooking the front

Bedroom 2 With fitted wardrobes and window overlooking the rear

Bedroom 3 With window overlooking the rear

Bedroom 4 With fitted wardrobes and window overlooking the rear

Bathroom With tiled floor, partially tiled & panelled walls, bath with Triton T90sr shower over, wash hand basin set into vanity unit with

GARDEN

The property is approached to the front by a pillared entrance opening onto an asphalt driveway providing excellent off-street parking for up to 4 cars. The remainder of the front garden is laid out in lawn bordered by mature planting and hedging. Enclosed side access leads from here to the enviable sunny south facing garden. This garden measures approx. 20m (66ft) in length and is laid out with a large deck spanning the width of the property making an ideal space for entertaining, BBQs and al-fresco dining. An awning offers shade from the direct southerly sun. A level lawn is bordered by raised flower beds with an abundance of mature planting, trees and hedging. To the rear of the garden is a patio and Barna shed.

BER

BER C2, BER No. 109971747

Energy Performance Indicator: 196.25 (kWh/m²/yr)





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.