

BER E2



7 Deerpark Road
Mount Merrion, Co. Dublin

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7 Deerpark Road, Mount Merrion, Co. Dublin

Features

- Extended detached bungalow.
- Well maintained accommodation.
- Four bedrooms.
- Private south facing rear garden (approx. 18 meters/ 59 feet).
- Ideally located backing onto the delightful Deerpark.
- Large attic providing huge scope and potential to convert.
- Highly sought-after location within South County Dublin adjacent to the delightful Deerpark.
- Floor area approximately 125 sqm (1,345 sq. ft).
- Gas fired central heating.

A most appealing detached four bedroomed bungalow enjoying well maintained accommodation, large attic with huge scope and potential, and a private south facing rear garden backing onto the delightful Deerpark. Ideally positioned in one of South County Dublin's most sought-after locations.

Number 7 is an extended double bay windowed bungalow built in the 1950s and now extends to approximately 125 sqm (1,345 sq. ft) briefly comprising sitting room, four bedrooms (one ensuite), shower room, living area, kitchen/dining room, and sunroom. As previously mentioned, there is also a very generous attic which provides huge scope and potential to extend if so desired.

Deerpark is a sought after, elevated road adjacent to the delightful Deerpark and neighbourhood shops which are a focal point for Mount Merrion. There is a vibrant community centre, churches, sporting facilities, the university campus at Belfield, and an excellent selection of some of the country's best known schools close by. Dublin city centre is easily accessible via the QBC on the N11, as is Dundrum Town Centre, Stillorgan & Blackrock Villages.







Accommodation

Porched Entrance: via double glazed doors into the

Outer Reception Hall: 1.80m x 3.20m (5'11" x 10'6")

Inner Hallway: 1.05m x 5.95m (3'5" x 19'6")

Living Room (Front): 3.90m x 3.60m (12'10" x 11'10") with bay window and fireplace with marble hearth and surround.

Bedroom 1/ Main Bedroom (Front Left): 4.00m x 3.60m (13'1" x 11'10") with shelved wardrobe.

Bedroom 2 (Left): 3.00m x 3.00m (9'10" x 9'10")

Bedroom 3 (Right): 3.70m x 4.00m (12'2" x 13'1") with a good range of built in wardrobes and vanity unit.

Bedroom 4 (Back Left): 2.90 (9'6")m x 3.90 (12'10")m overall with a good range of built in wardrobes and vanity unit.

Ensuite: comprises step in tiled shower with Triton electric shower, pedestal wash hand basin, wc, tiled floor and walls.

Shower Room: comprises shower, wash hand basin, wc, bidet, tiled walls.

Kitchen/Dining/Living Room: impressive, open plan space.

Living Room: 2.30m x 3.30m (7'7" x 10'10") with tiled floor, opening out into a

Conservatory: 3.30m x 2.70m (10'10" x 8'10") sunny, tiled floor, sliding doors out to the rear garden.

Kitchen/Dining Area: 4.30m x 4.90m (14'1" x 16'1") the kitchen is fitted with a good range of presses, cupboards, drawers, worktop, one and a half bowl stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, washing machine, dishwasher, tiled splashback, fridge freezer, tiled floor, double set of French doors leading to the

BER Information

BER: E2. BER No: 116283961.

EPI: 350.59 kWh/m²/yr.

Eircode

A94 A4P0





Outside

The front garden is walled. There is a lawned area boarded by flowerbeds, shrubs, and bushes. A cobble lock driveway provides off street carparking.

As previously mentioned, the private south facing rear garden ((approx. 18 meters/ 59 feet) is a particular selling feature of the property. It is laid out in lawn with raised flowerbeds, mature shrubs, bushes, and plants. There is a cobble lock patio.



OFFICES

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

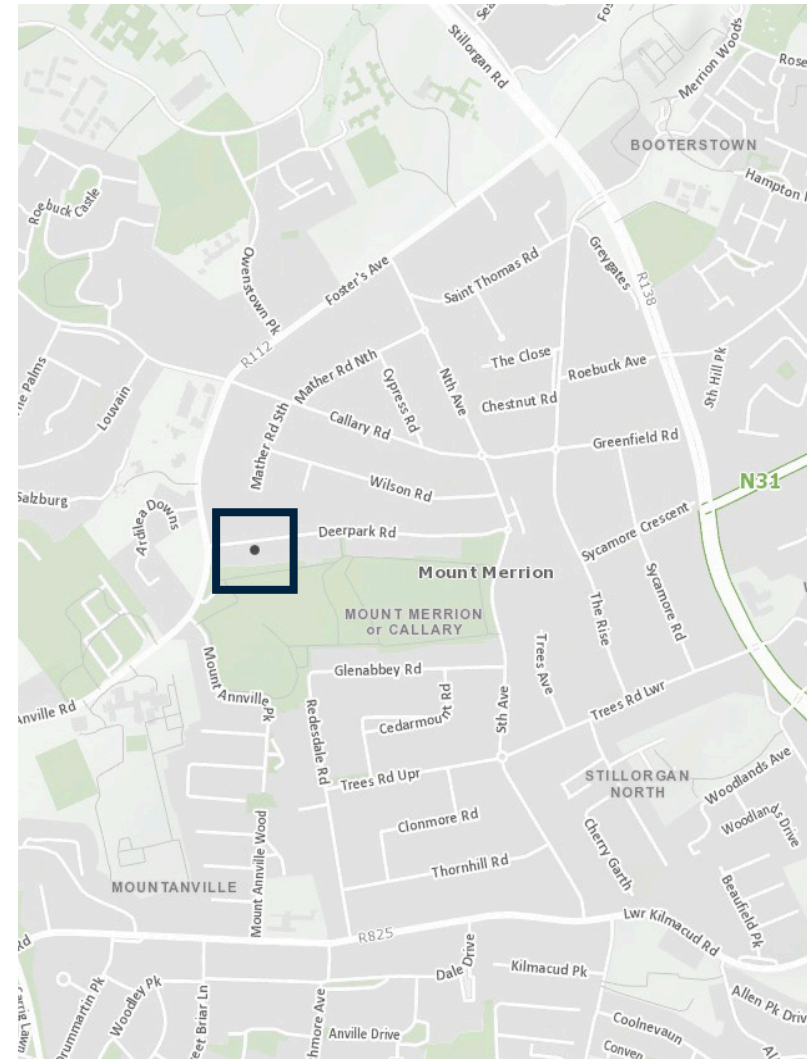
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



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FLOOR PLAN Not to scale - for identification purpose only.



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