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7 Chestnut Road, Mount Merrion,
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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.





Chestnut Road is a small, quiet cul de sac located off The Rise in the heart of Mount Merrion. Built in the 1930's, by Kenny builders, who were known at the time for their unique design style.

No.7 is one of those rare finds – a home that has been upgraded and extended to create a fine family home, yet also offers further potential to extend to the side and convert the attic. It is evident that the property has undergone significant refurbishment, renovation, and upgrade to bring it up to its present standard.

The downstairs accommodation is simply stunning, and the quality of workmanship is evident once you step in through the front door into the hallway. From the engineered solid wooden floors, the custom-made built-in units, wall panelling and wainscotting – all blended with high ceilings and original doors, keeping the charm and character of the original home yet encompassing everything you need in a modern family home.

The accommodation comprises of hallway with the bonus of extensive custom-made fitted storage, guest wc, TV room/Home office to the left of the hallway, to the right of the hallway is the living room which in turn gives access to the magnificent open plan kitchen/dining room, which was extended only last year. This room really is the heart of the home, boasting high ceilings, three roof lights and floor to ceiling sliding doors – ensuring this space is flooded with natural light year-round. With its white Arena kitchen units and large kitchen island with quartz countertop, it is a sleek and modern space to gather and entertain.

Upstairs there are four bedrooms. Three doubles and a spacious single. The main bedroom has extensive wardrobe

space but would benefit from an upgrade to bring it up to the wonderful high standards of the rest of this beautiful home. A shower room and separate wc complete the accommodation upstairs. There is attic access and a storage cupboard in the landing. The attic, with its high-pitched roof, is ideal for conversion, which would add significantly to the footprint of the property.

Chestnut Road is within minutes' walk of local shops at the Rise and Mount Merrion itself is renowned for its wealth of amenities, with numerous leisure facilities, sports clubs, shops, and some of Dublin's premier schools and Universities all located close by, such as Blackrock College, St. Andrew's College, Oatlands College, Mount Anville and UCD. There is an excellent public transport network of Dublin Bus and Luas and Dart a short stroll away. Finally, the M50 and N11 route ways

SPECIAL FEATURES

- Stunning four-bedroom family home
- Measuring 165sqm/ 1776sqft approx
- Totally renovated and refurbished
- New Hampshire Shutters
- Trunk flooring throughout downstairs
- New combi boiler
- Brand new kitchen appliances
- Underfloor insulation downstairs
- Zoned heating system
- Triple glazed windows in rear bedrooms
- Ulster wool carpet on stairs and landing



ACCOMMODATION

Entrance Hall Engineered herringbone solid wooden flooring, central light, period style radiator.

Guest WC Engineered solid wooden flooring, wainscotting, wc, wash hand basin, fitted wall mirror and recessed lighting.

Living Room Engineered solid wooden flooring, central light, window to front, ceiling coving, Buckleys gas stove, black slate hearth, custom made fitted units, Crittall style Vindr internal glass panelled doors lead to the kitchen. There are steps leading to the large extended kitchen which really is a lovely feature.

Open plan Kitchen/Dining Room Engineered solid wooden flooring, high ceilings, wood panelled walls, three roof lights, recessed lighting, white streamlined modern kitchen units by Arena kitchens, large kitchen island with under storage with pendant lighting overhead, Quooker tap, Blanco stainless steel sink unit. Bora induction hob, Bosch integrated freezer, Bosch integrated fridge, Siemens dishwasher, quartz countertops. There are 2 Miele ovens, large main oven, and microwave/combi oven, under floor heating in the kitchen area and a large tilt and turn door. Larder unit with internal lighting and bi-fold doors. 10ft high ceilings and 10ft high black alumil (thin frame) Vindr sliding doors.

TV Room/ Office Wainscotting, fitted custom made storage units. Plumbed for washing machine and dryer, cleverly hidden behind the custom-made units. Window to front and ceiling coving.

Bedroom 1 Double room with carpet flooring, fitted wardrobes, central light, window to rear.

Bedroom 2 Double room with carpet flooring, central light, window to front.

Bedroom 3 Double room with carpet flooring, central light, fitted shelving and fitted wardrobes, view over to the Poolbeg Towers.

Bedroom 4 Spacious single room with carpet flooring, fitted wardrobes, window to front.

Shower Room Laura Ashley tiled floor, central light, part tiled walls, Mira Azora shower, sink with under storage. **WC** Engineered flooring, wc, wash hand basin, window, high ceilings, central light.

GARDEN

The property has a lovely wide rear garden, 42ft approx. Granite steps lead to a raised patio area paved with black limestone tiles from Outhaus and bordered by tempered glass balustrades. There is a new 60sq.ft. bespoke garden shed with high shelving and lots of storage. There is also huge potential for further development as there is the old garage and storage shed to add a two-storey extension to the side if one should decide, subject to planning.

BER

BER C3, BER No. 111652277

Energy Performance Indicator: 213.35 kWh/m²/yr

