

# For Sale

Asking Price: €1,750,000



9 Mather Road North, Mount Merrion,  
Co. Dublin, A94 FP71

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FLOOR PLANS









No. 9 Mather Road North is a spectacular property which has been completed to the most exacting standard of craftsmanship throughout. Architecturally redesigned and extended to 315sq.m circa., to the highest standard by Cantrell Crowley Architects in 2014 and again in 2018 with a further large music room to rear. No expense has been spared to create a stunning modern family home with a B2 energy rating. Beyond the charming exterior there is a home of true elegance with generously proportioned light filled rooms and hardwood joinery throughout. The wide entrance hall sets the tone for the property with its tasteful neutral décor, off this lies a large guest w.c. To the front there is an impressive drawing room featuring a handsome sandstone fireplace and walnut flooring. The dining room again has walnut flooring, sandstone fireplace, fitted display cabinets, picture rails and coving. Full length double doors lead through to the music room which is flooded with natural light with a large roof light and multiple windows, walnut floors and glazed bifolding doors leading to the heart of the home. This is an open plan kitchen/dining/family room with sandstone fireplace with double glazed doors leading to rear patio and gardens. This space is stylishly designed with its contemporary gas fireplace, Newcastle

Design fully fitted kitchen, six plate gas AGA cooker and dining area. There is also the added bonus of a separate utility room. On the first floor, we find the impressive bedroom accommodation that includes a principal suite with its double bedroom, large walk-in dressing room and ensuite. There are two further double bedrooms with fitted built in storage and study spaces and a spacious single top front. The final large fifth bedroom/ study is on the second floor with extensive built in shelving and study desk enjoying a pleasant outlook over the rear gardens, extensive eaves storage and extra walk-in storage cupboard. Mount Merrion is renowned for its wealth of amenities, with numerous leisure facilities, shops, and some of Dublin's premier schools and Universities all located within walking distance, such as Mount Anville, Blackrock College, St. Andrew's College, Oatlands College, and UCD. The house is in the catchment area for Scoil san Treasa national school and is adjacent to Deer Park which is a substantial park with playground, tennis club and other family amenities. There is an excellent public transport network of Dublin Bus, Luas, M50 and N11.



## ACCOMMODATION

Entrance Porch: Granite steps lead to the porch, accessed via double glazed doors with lovely, tiled floor.

Entrance Hall: Spacious hallway with feature port hole windows on either side of the hall door, feature archway with Walnut flooring, ceiling coving and centre rose, pendant and recessed lighting, original feature staircase with polished banister.

Guest WC: Limestone tiled floor, window with opaque glass, suspended wc, wash hand basin with limestone countertop with mirror, excellent storage underneath. Cloaks cupboard.

Living Room: Lovely room to the front with bay window, Walnut flooring, ceiling coving and centre rose with pendant light, sandstone fireplace with black sandstone inset and hearth with fitted gas fire.

Dining Room: Walnut flooring, sandstone fireplace with black granite inset and black hearth, ceiling coving and centre rose with pendant, display cabinets, glazed doors to the music room.

Music Room: Bright, spacious room with large roof light, Walnut flooring, recessed lighting, double glazed doors to the garden and glazed bi-folding leading to the kitchen/dining/family room.

Kitchen/Dining/Family Room: Stunning space with crème Marfil marble tiling, sandstone stone fireplace with closed gas fire.

Superb Newcastle Design kitchen with centre island with overhead lighting, storage underneath and a Liebherr wine cooler. There is a six plate gas Aga cooker with extractor hood and fan, Silestone (non-porous) worktops, a Franke double sink unit and mixer/boiling water tap and extensive cupboard storage with large pantry unit, Zanussi dishwasher and Liebherr fridge/freezer. There are glazed double doors leading to the patio area.

Utility Room: With marble tiled floor, washing machine, room for tumble dryer, integrated double ovens, microwave, excellent storage, sink unit and door to side passage.

Landing: With carpet flooring, the nice spacious landing with window and airing cupboard.

Main Bedroom Suite: Carpet flooring and large window overlooking the rear garden, ceiling coving and recessed lighting. Dressing Room & Ensuite: Extensive built in wardrobes, shoe closets and hanging storage and window. A Stira leads to the floored attic space above with extensive storage. Door to ensuite with limestone tiled floor, underfloor heating, bath with shower attached, marble tiled step in shower with Hansgrohe

rain shower head, recessed lighting, large vanity unit with limestone countertop with wash hand basin, suspended wc, window, and two heated towel rails.

Bedroom 2: Large double bedroom to the rear with carpet flooring, built in wardrobes, shelving, desk unit and overhead shelving, recessed lighting.

Bedroom 3: Large double bedroom to the front with carpet flooring, recessed lighting and excellent built in wardrobes, shelving and desk unit with overhead shelving.

Bedroom 4: Single bedroom to the front with carpet flooring.

Shower Room: Limestone tiled floor with underfloor heating and marble tiled shower cubicle with vanity unit with limestone countertop and mirror, wash hand basin, excellent storage, suspended wc, window with opaque glass.

Bedroom 5: Carpet flooring, recessed lighting, excellent built in storage with large window overlooking the rear garden,

## GARDEN

Beautiful, landscaped rear garden with extensive paved patio which is accessed directly from the living room and music room and the ideal space for dining al fresco and entertaining. There are raised flowerbeds and steps leading to a lovely lawned area, which has a timber shed for storage with electricity point, a tree house and swing set. The side passage has taps and power points at the front and rear. There is a dedicated storage area at the front for bins. There is good off-street parking provided to the front on a gravelled driveway.

## SPECIAL FEATURES

- Stunning Architect designed home 315sqm approx.
- Totally extended and refurbished between 2014 and 2018
- Newcastle Design kitchen and fittings.
- McNally front door and internal bi-fold doors.
- Walnut fireproof doors throughout.
- EV charging point at front of house.
- Rational wooden windows.
- Underfloor heating in bathrooms.
- Alarm system with outdoor lighting.
- Electric gates.

## BER

BER B2, BER No. 101287142

Energy Performance Indicator: 20.5 kWh/m<sup>2</sup>/yr









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