

KALIMNA

23 St. Thomas' Road, Mount Merrion, Co. Dublin

FOR SALE



BER D1

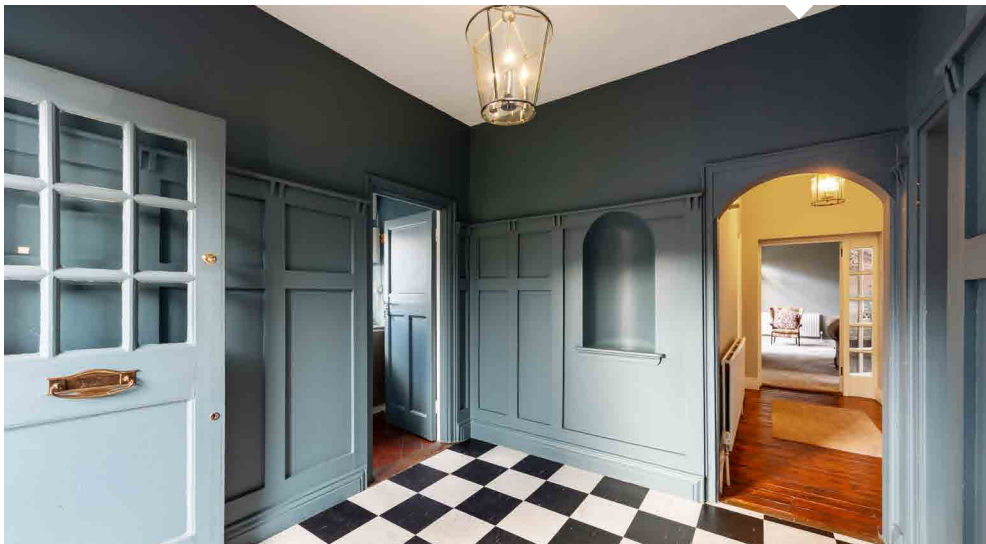


23 ST. THOMAS' ROAD

"Built circa 1931, no. 23 was named 'Kalimna' after it's first owners chose to name the house after the Greek Island of Kalymnos where they had spent their honeymoon. Kalimna has been the family home of it's third owners since 1973"

No. 23 is an attractive detached family home ideally situated on sizeable, mature grounds of approx. 0.3 acres located in this highly desirable residential address in Mount Merrion.

The unusually wide garden is well set back from the road behind a wall with ample off street parking and a large front garden offering significant privacy. Presently extending to approx. 180 sq. m / 1,945 sq. ft. over two storeys no. 23 is well presented throughout but could be significantly upgraded and extended (or possibly redeveloped) subject to planning permission.







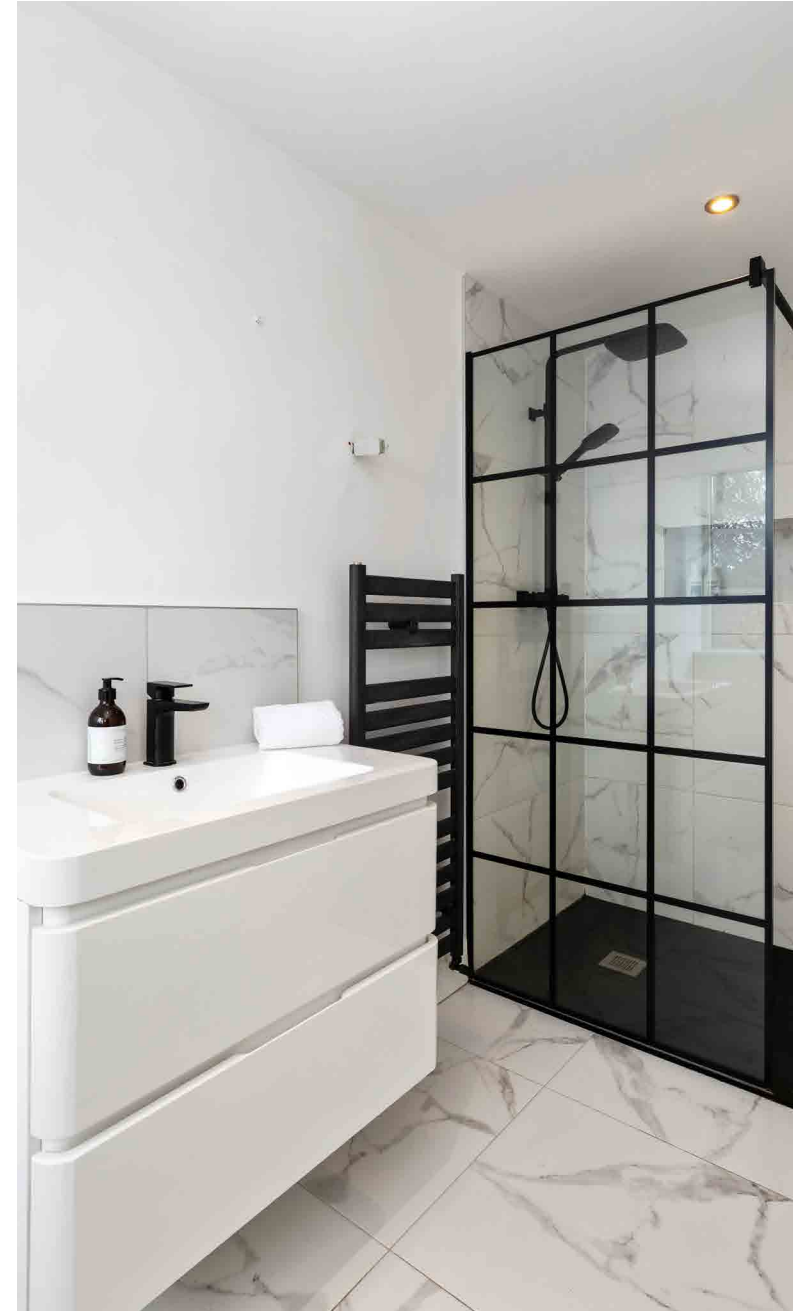
ACCOMMODATION



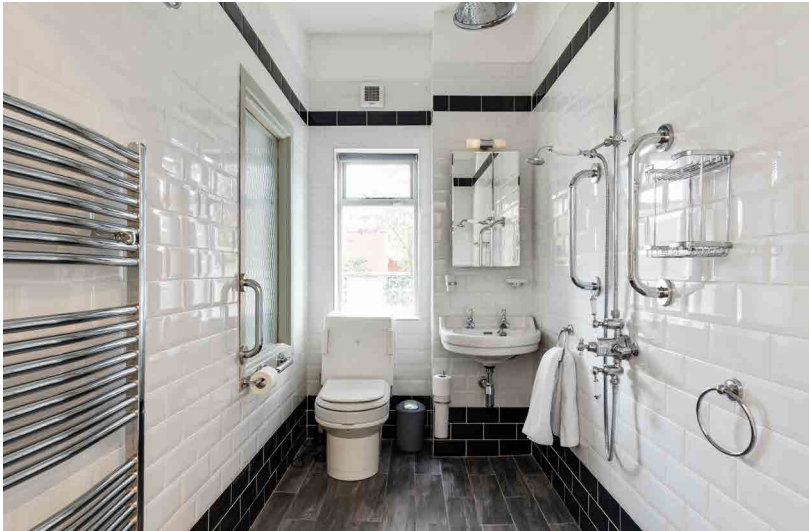
The accommodation briefly comprises an attractive panelled entrance hall with cloakroom and guest WC. To the right is a living room with a bow window overlooking the front garden and an open Sandstone fireplace. To the rear of the house is a staircase hall to the left of which is a fitted kitchen overlooking the back garden with an AGA. The kitchen leads through to the converted garage which provides back door access and could be used as an additional living / dining room. At the back of the house is an impressive drawing room with feature fireplace, sliding glazed doors opening onto the patio and a large picture window looking onto the side garden. Finally a recently fitted wet room completes the ground floor accommodation.

On the first floor there are four bedrooms, three with fitted wardrobes and a newly fitted family bathroom. The impressive main bedroom to the rear of the house benefits from a luxurious en-suite shower room. There is an abundance of storage throughout, to include attic space. No. 23 benefits from gas fired central heating and has been substantially insulated throughout over recent years.

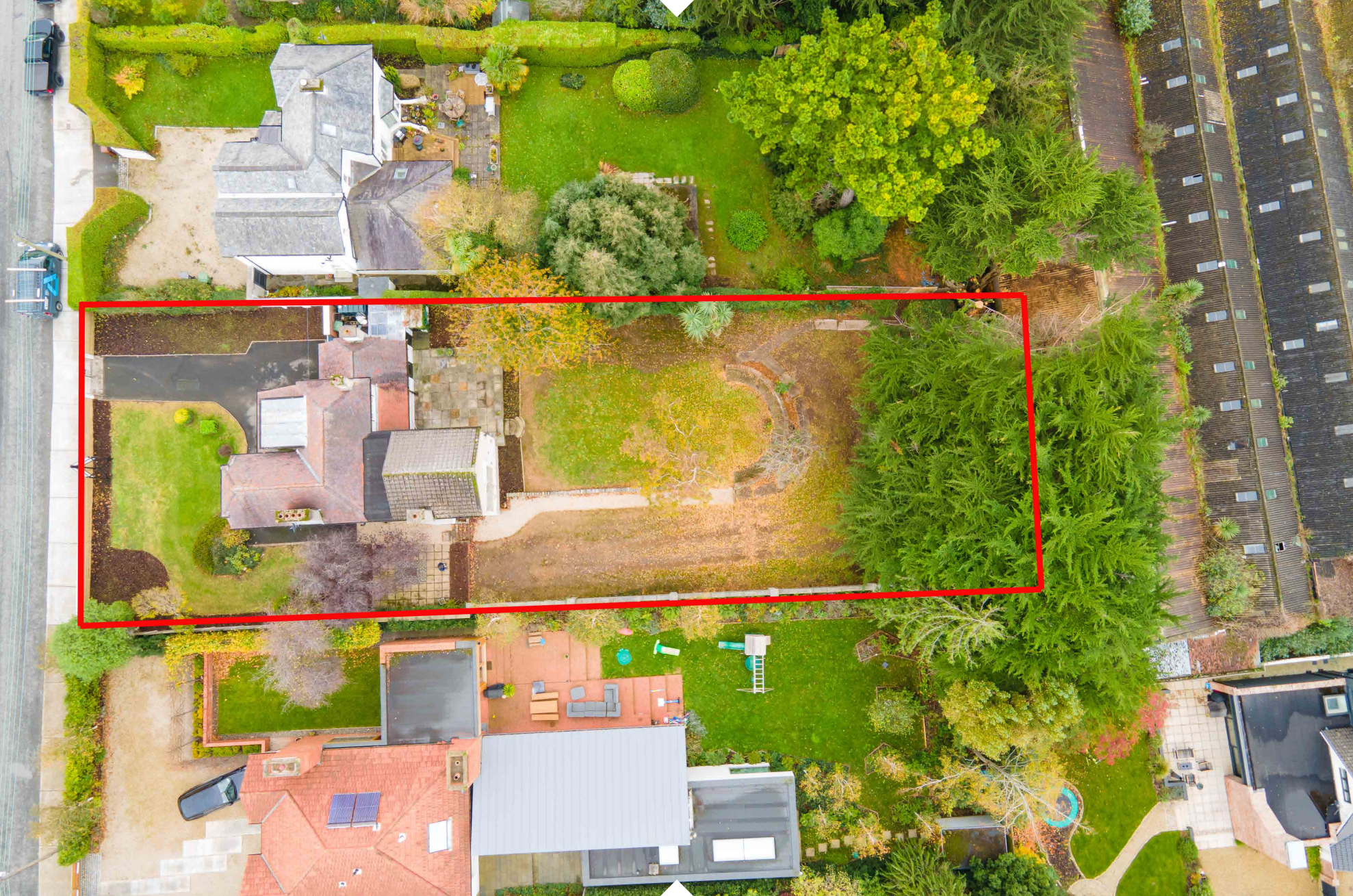




ACCOMMODATION







GARDENS & LOCATION

The particularly wide site that 23 St. Thomas' Road offers is a real highlight and its length and width make it feel bigger than its 0.3 acres. Laid out mostly in lawn with shrubbery there are mature trees at the rear boundary offering significant privacy. On one side of the house is an enclosed and partially covered courtyard area. The substantial grounds offer an incoming purchaser huge scope to extend and / or redevelop this family home for the next generation.

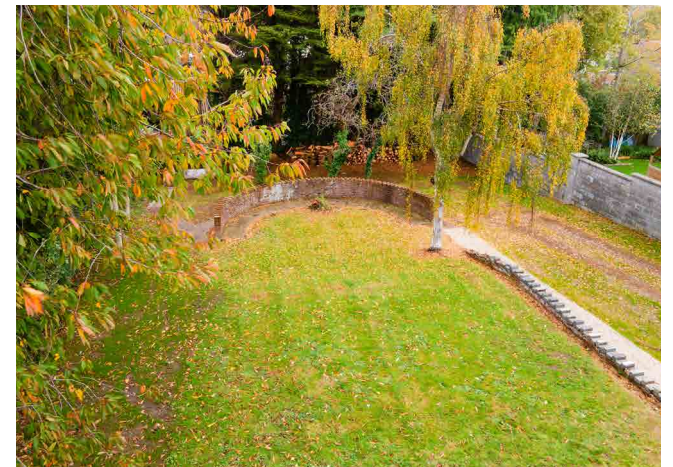
St. Thomas' Road is one of the premiere roads in Mount Merrion within easy reach of neighbourhood shops on The Rise. For more extensive shopping facilities Stillorgan, Blackrock and Dundrum shopping centres are all close by. There are excellent local amenities to include Deerpark with its attractive woodland walks, children's playgrounds, tennis courts and Mount Merrion Football Club and is close to the UCD Campus at Belfield.

There is a good choice of schools within the vicinity to include Mount Anville, Scoil San Treasa, Blackrock College and St Andrews College. The property is within a short walk of the QBC and the N11 making the commute to the city centre a swift and easy journey. The M50 can be accessed at nearby exit 13 opening up all arterial routes around the country.



FEATURES

- Superbly located four bedroom family home
- Mature grounds of approx. 0.3 acres
- Significant scope to extend / redevelop (stpp)
- Gas fired central heating
- Oil fired AGA
- Off street parking for multiple cars
- Highly desirable location



DETAILS

BER: D1
BER No: 111210514

Approx. Size: 180 sq. m / 1,945 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Guy Craigie
 Director of Residential
 ASCSI / ARICS
tara.jerman@ie.knightfrank.com



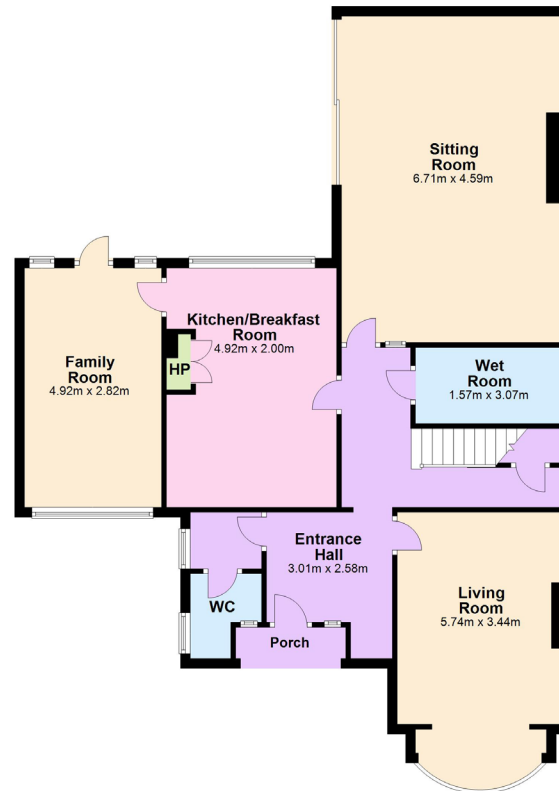
Peter Kenny
 Director
peter.kenny@ie.knightfrank.com

+353 1 634 2466

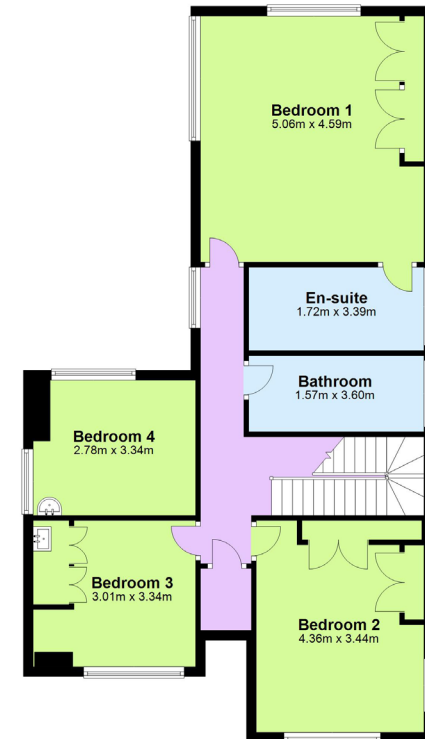
residential@ie.knightfrank.com

FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
 Dublin 2
 Tel: +353 1 634 2466

KnightFrank.ie

PSRA Registration Number:
 001880

Subject to Contract/ Contract
 Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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