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For Sale by Private Treaty



Mulberry, 17 The Rise, Mount Merrion, Co. Dublin,

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For Sale by Private Treaty

Mulberry, 17 The Rise, Mount Merrion, Co. Dublin

Description
Allen & Jacobs is delighted to present “Mulberry” to the market, a substantial (c. 179 sqm/1,926 sqft) and light filled double fronted, semi-detached family home. Standing on approximately 0.17 acre, “Mulberry” has the added benefit of a spectacular, landscaped and very sunny west facing rear garden measuring 38m/125ft. With its large gardens, side garage and full width attic, “Mulberry” offers enormous potential to extend and convert, subject to planning permission. Built by John du Moulin in the 1950’s, the extremely bright and spacious accommodation briefly comprises reception hall, living room, lounge, dining room, kitchen, guest wc with shower, four bedrooms and family bathroom. A fabulous family home with viewing highly recommended.

Location
A prime location, with a host of amenities in close proximity including Stillorgan Shopping Centre, a selection of South Co Dublin’s finest schools and colleges, the wonderful Deer Park with its extensive range of amenities, Churches, U.C.D. Belfield. The house is also conveniently located to Leopardstown Race Course, Sandyford and Stillorgan Business Parks and the Shopping Centres of Blackrock and Dundrum. Close to hand are an excellent choice of transport links including the QBC and LUAS line. The road networks of the M50 and the N11 are also easily accessed.

- At A Glance**
- Extremely Popular and Mature Location
 - Large and Private West Facing Rear Gardens
 - Bright and Spacious Accommodation of Approximately 179 sq/m
 - A selection of South Co Dublin’s Finest Schools and Colleges within Easy Reach
 - A Short Stroll from the Deer Park, Shops, Restaurants and Bars
 - QBC within Easy Reach
 - Garage
 - Gas Fired Central Heating
 - Huge Potential to Extend

Floor Area
Approximately c. 179 sqm/1,926 sqft.

Negotiator
Andrew Allen MIPAV MCEI



Viewing
Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation
Entrance Hall: 3.68m x 2.92m: With tiled floor and under stairs storage.

Living Room: 6.4m x 3.92m: Timber floor: Feature fireplace with timber surround, marble inset and marble hearth.

Lounge: 4.23m x 3.66m: Feature fireplace with timber surround, marble inset and marble hearth.

Dining Room: 5.52m x 3.27m: With brick fireplace. French doors to rear garden.

Kitchen: 4.3m x 2.97m: Fitted kitchen with extensive range of wall and floor units.

Shower Room: 1.95m x 1.7m: With wc, whb & shower cubicle.

Landing: 5.51m x 1.93m: With pull down ladder to very large attic. Hot-press.

Bedroom 1: 4.31m x 3.9m:

Bedroom 2: 5.52m x 3.62m: Built in wardrobes.

Bedroom 3: 3.9m x 3.9m:

Bedroom 4: 3.27m x 2.7m:

Family Bathroom: 3.28m x 1.68m: Bathroom suite with wc, whb, bidet, double step-in shower. Tiled wall and floors.

Garage: 5.52m x 2.7m: With up and over door and door to rear garden.

Outside
Very private and well stocked west facing rear garden measuring 38m/125ft is complimented by large side and front gardens.

