

BER C3



Innisfallen

Mather Road South, Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY



Innisfallen, Mather Road South, Mount Merrion, Co. Dublin

Features

- Detached dormer bungalow
- Ideally positioned in quiet, highly favoured mature cul-de-sac
- Delightfully landscaped southerly rear gardens
- Converted attic providing generous study/attic bedroom
- Private southeast & southwest facing limestone patios ideal for alfresco dining
- Generous, bright well-presented accommodation
- Large open plan kitchen/breakfast/living room opening to rear garden
- Highly sought after location in South County Dublin
- Floor area approx. 192sq.m. / 2,066sq.ft (including converted attic)
- Oil fired central heating

Superbly located in a quiet, mature cul-de-sac, a most appealing & substantial detached dormer bungalow enjoying an attractively landscaped sunny rear garden.

Innisfallen is an instantly appealing family home ideally tucked away in this highly favoured cul-de-sac. The property benefits from generous well-presented accommodation approx. 192sq.m. / 2,066sq.ft. (including converted attic) briefly comprises: sitting/dining room with French doors to south west facing patio, large open plan kitchen/breakfast/living room with French doors to south east facing patio, reading area, 3 double bedrooms (1 en-suite) and bathroom. The converted attic provides a generous study / attic bedroom with views across the city towards Howth.

An attractive selling feature of this appealing home is the delightfully landscaped south facing, rear garden which wraps around the property providing complete privacy.

Mather Road South is a highly favoured quiet and exclusive mature cul de sac in Mount Merrion within walking distance of the amenities on Deerpark and the shops on The Rise which are a focal point for Mount Merrion. There is a vibrant community centre with churches, sporting facilities including the delightful Deerpark with commanding views over Dublin City and beyond. UCD Campus at Belfield and an excellent choice of some of the country's best known schools are located within easy access including Mount Anville, Blackrock College and St Andrew's College. Public transport is well catered for in the local area with the QBC and the N11 a short walk away providing ease of access to Dublin City Centre. The Kilmacud LUAS stop is also within easy access.





Accommodation

Porch: 1.45m x 2.8m (4'9" x 9'2")

Outer Hall: 1.6m x 4.65m (5'3" x 15'3") with timber floor, vaulted ceiling, gallery landing, understairs storage & timber floor

Inner Hall: 1.45m x 8.9m (4'9" x 29'2") with timber floor

Dining/Living Room: 3.35m x 8.95m (11' x 29'4") with timber floor, fireplace with timber over mantle, slate hearth, dual aspect room with a pair of French doors leading to south west facing limestone patio, separate door out to a gravelled area

Kitchen/Breakfast/Living Room: 6m x 6.15m (19'8" x 20'2") the kitchen is fitted with an extensive range of presses, cupboards, drawers, butcher block worktop with one bowl stainless steel sink drainer unit, space for a free standing Bosch five ring gas hob, oven with extractor hood over, integrated microwave, larder, integrated fridge freezer, extensive further cupboards, and French doors out to the south east facing limestone patio

TV Area: 3.3m x 2.9m (10'10" x 9'6") with Velux roof light, tiled floor

Bathroom: comprising bath with telephone shower attachment, vanity wash hand basin, wc, tiled floor, part tiled walls, chrome heated towel rail

Reading Area: 2.35m x 1.9m (7'9" x 6'3") with circular conservatory & wrap around views of the landscaped rear garden

Bedroom 1: 3.3m x 4.6m (10'10" x 15'1") with good range of sliderobe wardrobes, door to

En-suite: comprises step in tiled shower, vanity wash hand basin, wc, tiled floor, largely tiled walls, chrome heated towel rail

Bedroom 2: 3.65m x 4.65m (12' x 15'3") with picture windows overlooking the front of the property, timber floor

Bedroom 3: 2.6m x 3m (8'6" x 9'10") plus sliderobes

Upstairs: gallery landing

Reading Area: 2.45m x 2.65m (8' x 8'8") with Velux rooflights, glazed panel door through to an attic room

Attic Room: 3.1m x 5.5m (10'2" x 18'1") ideal study / attic bedroom with Velux rooflight, partial sea views

BER Information

BER: C3.. BER No: 100505601.

EPI: 221.74 kWh/m²/yr.

Eircode

A94 F7K2



Outside

As previously mentioned, the gardens are an attractive selling feature of the property. The front garden is walled, with gravel driveway providing off street parking & bicycle rack. Raised well stocked flower beds with an abundance of mature shrubs and bushes. Path to gate to rear garden.

The rear gardens wrap around the back of the property and are bordered by flower beds, abundance of mature shrubs, bushes and plants, attractive south east facing limestone patio, gravel path meandering around the back of the property, with raised flowerbed, abundance of mature shrubs, bushes and plants, kids climbing area, fire pit area, feature specimen trees. South west facing limestone patio with access from the sitting/dining room.



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



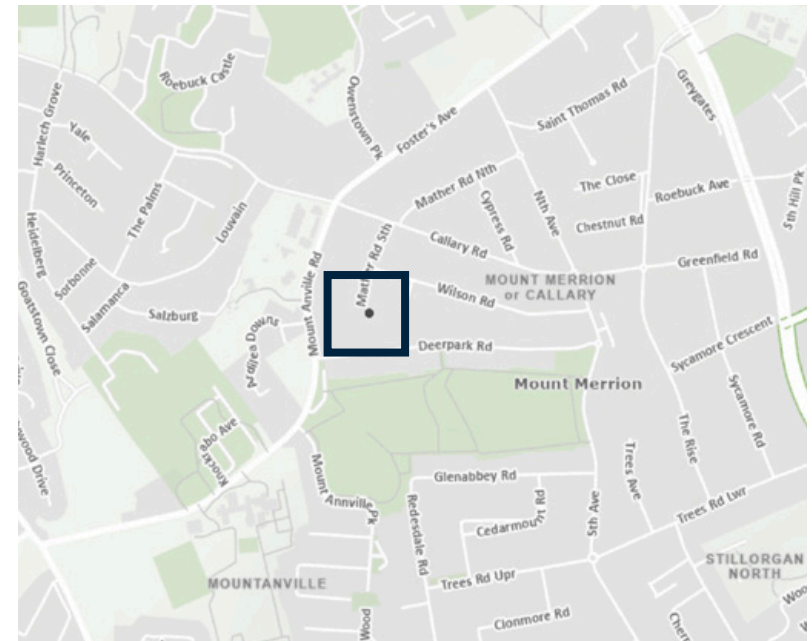
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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