



50 Thornhill Oaks  
Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY

# 50 Thornhill Oaks, Mount Merrion, Co. Dublin

## Features

- Outstanding modern "A" rated family home
- Superbly positioned opposite most attractive landscaped green
- Southerly facing rear garden with attractive open aspect
- Superbly presented, contemporary accommodation with feature high ceilings
- Highly sought after location off Trees Road Lower a short walk to local amenities on The Rise & Stillorgan village
- Large attic ideal for conversion to fifth bedroom / study
- Utility room
- Two designated car parking spaces
- Luxury German kitchen by Burger with quartz countertops & Smeg appliances
- Air to Water heat pump
- Top quality sanitary ware from Roca
- Underfloor heating at ground floor.
- Multiple heating zones
- Attractive solid brick façade with granite stone surrounds
- Aluminium gutters & downpipes
- Triple glazed Alu-clad Rational windows
- 10 year Homebond latent defects insurance policy
- Wide plank oak flooring throughout
- Porcelain wall & floor tiling
- Floor area approx. 165sq.m. (1,776sq.ft.)
- Direct connection to fibre broadband
- Quooker tap

An instantly appealing "A" rated family home, set around a most attractive landscaped green in this superbly designed and maintained development. The property enjoys spacious & superbly presented contemporary accommodation, southerly facing rear garden and is further enhanced by of South County Dublin's most sought-after locations.

No. 50 is an outstanding modern home designed and finished to exacting standards to include attractive solid brick façade with granite stone surround, triple glazed Alu-clad Rational windows, high ceilings, wide plank oak flooring, luxury German kitchen by Burger with Smeg appliances, top quality Roca sanitary wear, under floor heating at ground floor with multiple heating zones. The large attic is ideal for conversion to a fifth bedroom / study.

Thornhill Oaks is positioned off Lower Trees Road and is only a 5 minute walk from the delightful Deerpark with football pitches, tennis clubs, woodland walks, and commanding views over Dublin City and beyond. Shops on The Rise on Trees Road Upper are a focal point for Mount Merrion are close at hand as is the UCD campus and the QBC on the N11 which provides ease of access to Dublin City Centre. Excellent shopping facilities in Blackrock and Stillorgan are easily accessible, as is Dundrum Town Centre.







## Accommodation

**Porched Entrance:** with door to the

**Reception Hall:** 1.85m x 6.95m (6'1" x 22'10") with gallery landing, understairs storage area

**Living Room:** 4.35m x 4.75m (14'3" x 15'7") with picture window overlooking the attractive landscaped green

**Guest W.c.:** with w.c., vanity wash hand basin, tiled floor and part tiled walls

**Living/Kitchen/Dining Area:** 6.3 x 5.55m (20'8" x 18'3") plus bay window. The luxury German Burger kitchen is extremely well fitted with an extensive range of presses, cupboards, drawers, quartz countertop & splashback, four ring electric Smeg induction hob with extractor hood over, integrated Smeg oven and steam oven, integrated fridge/freezer, centre island with quartz countertop and presses, Quooker tap, dishwasher, breakfast bar, floor to ceiling sliding widows opens to the sunny rear patio

**Utility Room:** with built in presses, worktop, cupboards and presses, stainless steel sink, stacked washer/dryer, and door to side passage

### Upstairs

**Landing:** with pull down Stira stairs leading to a large attic ideal for conversion to fifth bedroom / study

**Bedroom 1:** 3.3m x 3.9m (10'10" x 12'10") with a good range of built in wardrobes and door to

**En Suite:** with large walk in shower with rain head, w.c., wash hand basin, vanity cabinet, tiled floor, partly tiled walls and chrome heated towel rail

**Bedroom 2:** 2.9m x 4m (9'6" x 13'1")

**Bedroom 3:** 3.35m x 4.45m (11' x 14'7") with a good range of built in wardrobes

**Bedroom 4:** 2.9m x 4.45m (9'6" x 14'7")

**Bathroom:** comprising bath, wash hand basin, w.c., separate

step in tiled shower, tiled floor, tiled walls and chrome heated towel rail

## BER Information

BER: A2. BER No.: 117013292.

EPI: 35.85 kWh/m<sup>2</sup>/yr

## Eircode

A94 V8X3

## Management Company

Schnittger Bourne Property Services

## Service Charge

€1,100 per annum



## Outside

The front garden is cobble locked, providing parking for two cars. Gated side access leads to the sunny rear garden (approx. 12m. / 39ft.) which enjoys an open aspect looking down Cherrygarth. Large patio with outside lap leads down to the lawn. Shed.



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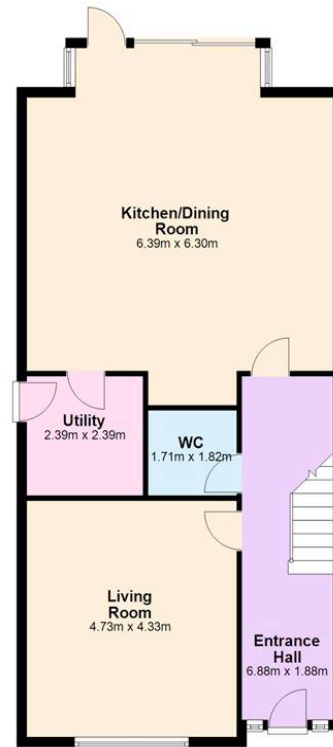
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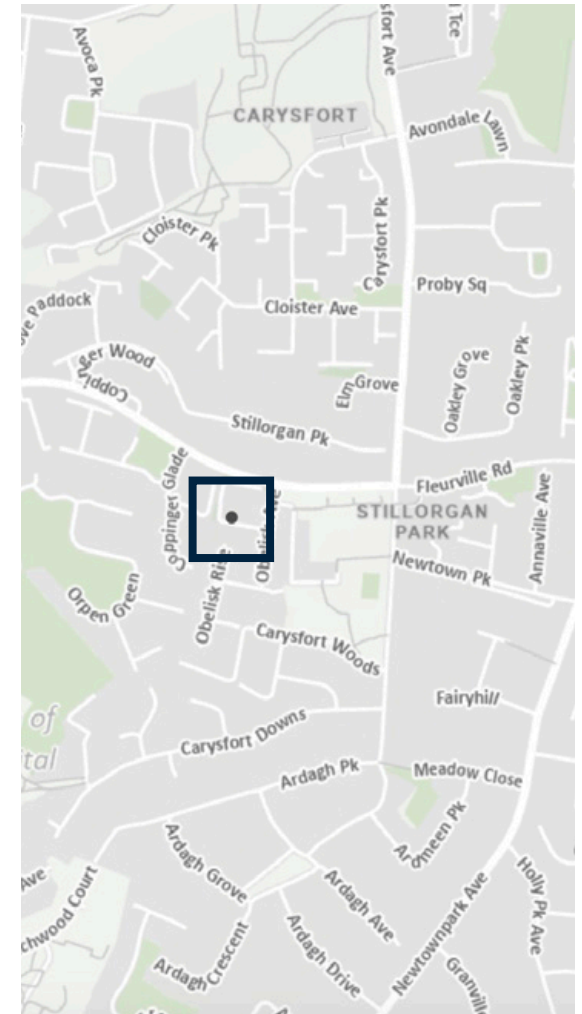
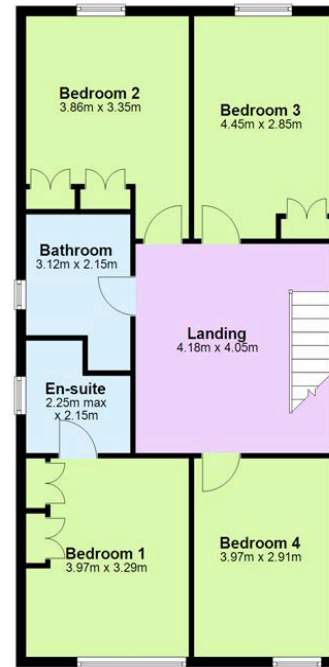
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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