



BER B3

71 Trees Road Upper
Mount Merrion, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



71 Trees Road Upper, Mount Merrion, Co. Dublin

Features

- Superbly presented, remodelled and extended family home.
- Meticulously and tastefully presented accommodation.
- Converted attic with generous en-suite
- Delightfully landscaped, private rear garden (approx. 23m. / 75ft.).
- Large patio ideal for alfresco dining
- Study
- 4 bathrooms
- Impressive open plan kitchen/living/dining room opening to rear garden
- Highly sought after location, adjacent to neighbourhood shops and the delightful Deer Park.
- Floor area approximately 196sq.m. / 2,117 sq.ft. (including converted attic)
- Gas fired central heating.

An instantly appealing, superbly presented family home enjoying bright, airy extended accommodation including a converted attic with en-suite, further enhanced by a delightfully landscaped, private rear garden (approx. 23m / 75ft.), ideally located in one of South County Dublin's most sought after locations.

No. 71 is a meticulously presented family home which has been lovingly upgraded, extended & remodelled by the current owners and now provides stylishly, bright accommodation ideal for family living.

Behind the attractive front façade this impressive home boasts approx. 196sq.m. / 2,117sq.ft (including the converted attic) of accommodation which briefly comprises: sitting room, dining room, extended living/kitchen/breakfast room which opens onto the private patio, study, guest w.c., 4 bedrooms, bathroom, shower room and superbly converted attic complete with generous en-suite.

Trees Road is a convenient and highly sought after location in Mount Merrion, which is renowned for its wealth of amenities with numerous leisure facilities, shops, restaurants and some of Dublin's premier schools and Universities all located within easy access. These include Blackrock College, St. Andrew's College, Mount Anville and U.C.D.

The house is in the catchment area for Scoil San Treasa which is a highly regarded National School and is adjacent to Deer Park, which is a 32 acre park with playgrounds, tennis club, soccer and GAA pitches. There is excellent public transport available, with the QBC on the N11 a short walk away and the Luas in Kilmacud and Stillorgan are also easily accessible. The M50 Interchange is also a short distance away and provides ease of access to Dublin Airport.







Accommodation

Porched Entrance with door to

Reception Hall 1.95m x 4.4m (6'5" x 14'5") with timber floor and understairs storage

Sitting Room 3.9m x 3.8m (12'10" x 12'6") with limestone fireplace, slate hearth and open fire, varnished timber floor and arch through to the

Dining Room 3.45m x 3.95m (11'4" x 13') with continuation of the timber floor, limestone fireplace with slate hearth and folding doors through to

Living/Breakfast Room 8.2m x 3.2m (26'11" x 10'6") with vaulted ceiling, roof lights, French doors to rear patio, extensive built in book shelves in the seating area, tiled floor and arch through to the

Kitchen 2.85m x 2.9m (9'4" x 9'6") + 2.5m x 4.6m (8'2" x 15'1") with an extensive range of fitted presses, cupboards, drawers, saucepan drawers, worktop, five ring De Dietrich gas hob, extractor hood over, tiled splashback, one and a half bowl stainless steel sink drainer unit, plumbed for both washing

machine & dryer, display cabinets, partially tiled floor, integrated double oven, integrated dishwasher

Guest W.C. with w.c., wash hand basin, tiled floor and wood panelled walls

Study 2.5m x 3.1m (8'2" x 10'2") converted garage

UPSTAIRS

Landing

Bedroom 1 3.5m x 3.75m (11'6" x 12'4") with built in wardrobes either side of the chimney breast

Bedroom 2 3.4m x 4m (11'2" x 13'1") with built in wardrobes and varnished timber floor

Bedroom 3 2.4m x 2.7m (7'10" x 8'10")

Bedroom 4 2.5m x 4.5m (8'2" x 14'9") with timber floor

Bathroom with large step in tiled shower, pedestal wash hand basin, w.c., tiled floor and fully tiled walls

Bathroom with original bath with shower over, vanity wash hand basin with presses under, w.c., tiled floor, fully tiled walls and chrome heated towel rail

Attic Bedroom 5.65m x 3.6m (18'6" x 11'10") with south facing Velux rooflight, landing area and door to bedroom with Velux rooflights facing south with views of Three Rock and two Velux rooflights to the back, under eave storage, built in wardrobes and door to

En Suite with corner shower unit, pedestal wash hand basin, w.c., tiled floor and largely tiled walls

BER Information

BER: B3. BER No: 115011330.

EPI: 138.38 kWh/m²/yr.

Eircode

A94 K8Y4



The image shows a lush, green garden. In the foreground, there is a paved patio area with a large, square, light-colored umbrella over a rectangular glass-topped dining table. The table is set with plates, glasses, and a bowl. There are several wicker chairs with beige cushions around the table. To the left, there is a wicker armchair. In the background, there is a green lawn, a green shed, and a swing. The garden is bordered by a blue lattice fence and a green hedge. There are many trees and shrubs, including a large tree on the left and a red-leafed bush on the right. The sky is blue with some light clouds.

Outside

The front garden is walled, boarded by flower beds with mature shrubs & bushes. Gravelled driveway provides generous parking.

The delightfully landscaped, private rear garden (approx. 23m. / 75ft.) is a particular selling feature of this fine family home. It is walled and bordered by flower beds with an abundance of mature shrubs, bushes and plants. Largely laid out in lawn with large patio with built in BBQ and Belfast sink. Shed.

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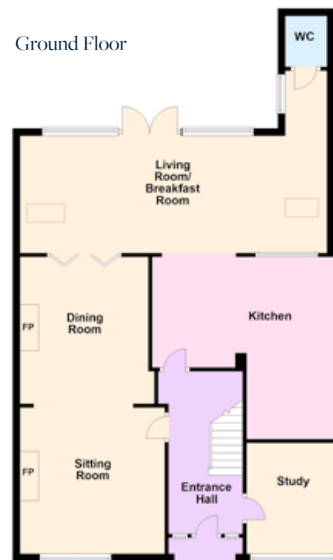
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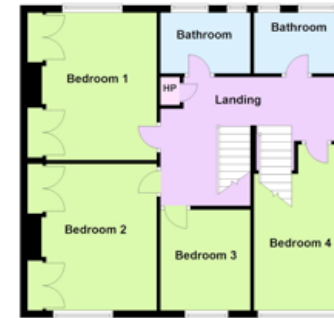


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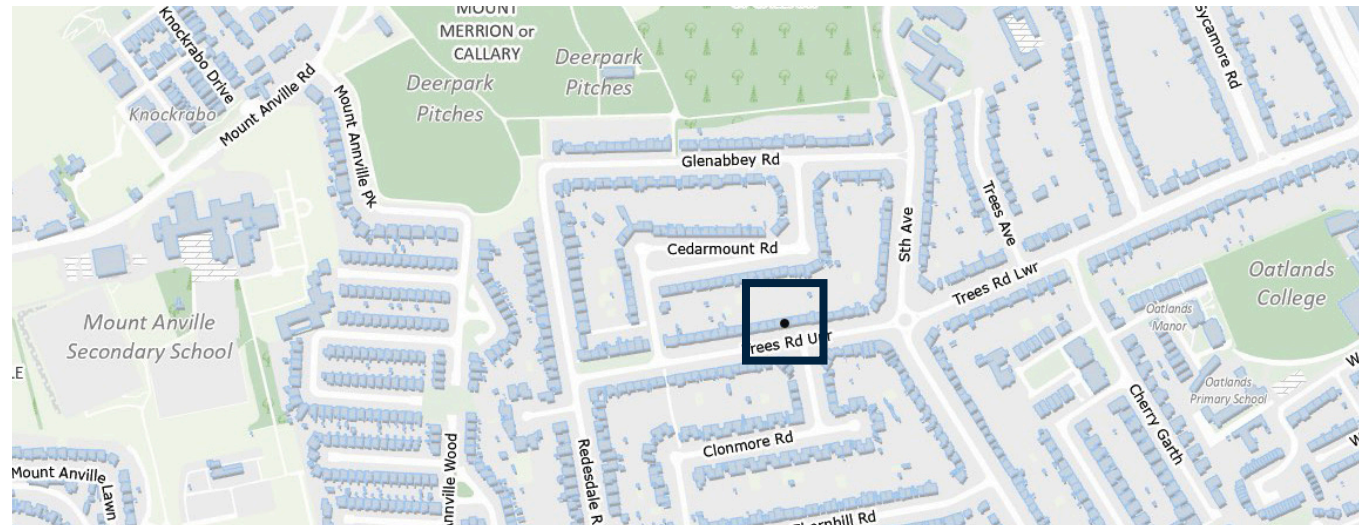
FLOOR PLANS Not to scale - for identification purpose only.



First Floor



Second Floor



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