



49 The Rise
Mount Merrion, Co. Dublin



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Features

- Attractive Kenny built family home
- Large side garage and garage providing huge scope and potential
- Southwest facing rear garden (approx. 14m. / 45ft.)
- Ideally positioned on the corner of The Rise & Greenfield Road providing an appealing open aspect
- Conveniently located adjacent local shops on The Rise and the QBC on the N11
- Converted attic
- G.F.C.H.
- Floor area approx. 143sq.m (1,544sq.ft.)

A unique opportunity to acquire an attractive Kenny built family home benefiting from a south west facing aspect & large side garden and garage providing huge scope and potential.

No. 49 is an appealing bay windowed Kenny built family home ideally positioned on the corner of The Rise and Greenfield Road providing a most appealing open aspect and a highly convenient location adjacent to local shops on The Rise and a short walk to the QCB on the N11.

The bright accommodation extends to approx. 143sq.m (1,544sq.ft.) and briefly comprises: sitting room, dining room opening to the sunny rear garden, kitchen, utility, 4 bedrooms, bathroom and converted attic.

The Rise is a highly favoured road in Mount Merrion within easy walk of neighbourhood shops on The Rise which are a focal point for Mount Merrion. There is also a vibrant community centre, Churches, sporting facilities, UCD Campus at Belfield and an excellent selection of some of the country's best known schools. Sandyford & Cherrywood business parks along with Stillorgan and Blackrock villages and The Dart station at Booterstown are all easily accessible. The property is adjacent to the delightful Deer Park and is within a short walking distance to the QBC on the N11, providing ease of access to Dublin City Centre.

Accommodation

Reception Hall: 3m x 2.2m (9'10" x 7'3") with timber floor, door to understairs storage cupboard, door to

Sitting Room: 3.8m x 4.55m (12'6" x 14'11") into the bay, fireplace with built in bookshelves to the right-hand side, timber floor, sliding doors into the

Dining Room: 4.9m x 3.6m (16'1" x 11'10") with fireplace, timber floor, door out to sunny rear garden, sliding doors to the

Kitchen: fitted with a range of shaker style kitchen units, presses, cupboards, drawers, worktop with one and a half bowl Frankie stainless steel sink unit, four ring Dietrich gas hob with extractor over, built in oven, plumbed for a dishwasher, space for free standing fridge, centre island with a breakfast bar, wine rack, shelving, tiled floor, picture window overlooking the rear garden

Utility Area: 1.4m x 3.25m (4'7" x 10'8") with shaker style

presses, cupboards, worktops, circular stainless steel sink unit, plumbed for washing machine, tiled floor, door to the side garden

Upstairs

Bedroom 1: 3.85m x 4.7m (12'8" x 15'5") (into the bay) with attractive open aspect looking at the junction of The Rise in Greenfield Road.

Bedroom 2: 3.45m x 2.85m (11'4" x 9'4") dual aspect with feature port hole

Bedroom 3: 2.9m x 3.05m (9'6" x 10')

Bedroom 4: 2.8m x 2.3m (9'2" x 7'7")

Bathroom: with step in tiled shower, wc, wash hand basin, tiled floor, fully tiled walls, chrome heated towel rail

Attic Room /Study: 2.7m x 5.35m (8'10" x 17'7") converted, with three Velux rooflights facing south

1.85m x 3.45m (6'1" x 11'4") with under eaves storage

Outside: The front garden is laid out in lawn with feature Magnolia tree, pedestrian gate to hall door. Separate vehicular gate to Garage 2.75m x 5m (9' x 16'5").

Large side garden which provides huge further potential leads to the south west facing rear garden approx. 14m. (45ft.). It is walled laid out largely in lawn, patio, raised deck area to side. Gated side access to front garden.

BER Information

BER: C3

BER No.: 118271345

EPI: 211.7 kWh/m²/yr

Eircode

A94 X4H6



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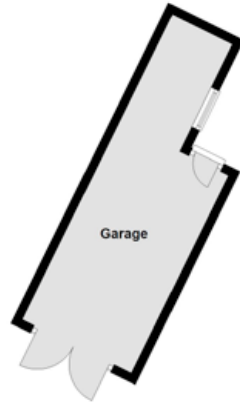
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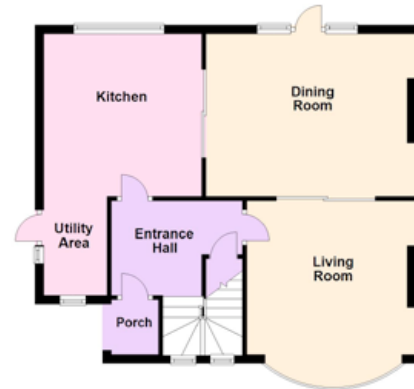
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FLOOR PLANS Not to scale - for identification purpose only.

Garage



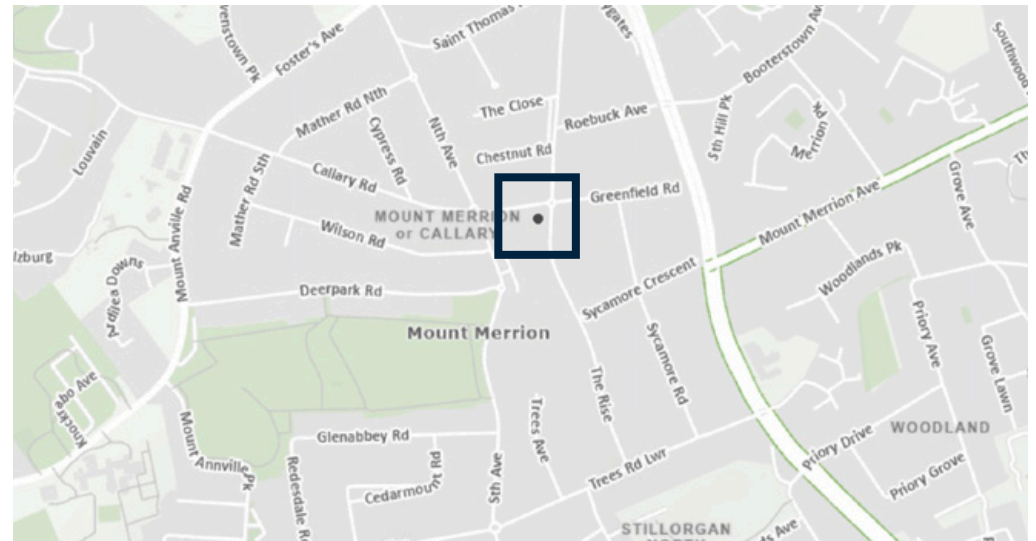
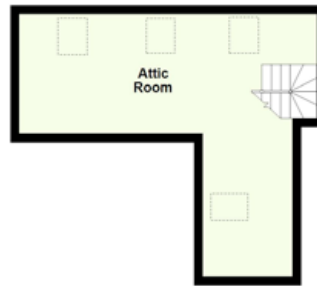
Ground Floor



First Floor



Second Floor



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