



Saint Anthony's

19 Greystones, Mount Merrion, Co. Dublin

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Saint Anthony's, 19 Greystates, Mount Merrion, Co. Dublin

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 most appealing detached home standing on a very generous west facing grounds (approx. 0.24 acre / 0.09 ha) enjoying huge scope and potential in one of South Dublin's most sought-after locations.

St. Anthony's will appeal to the most discerning of purchasers seeking a rare, detached property enjoying generous extended accommodation. The exception private rear garden & approx. 16m. (52ft.) wide site affords unique potential within Mount Merrion.

Built in the 1930's this bay windowed Kenny built family home enjoys excellent living accommodation extending to approx. xxxx and briefly comprises: living, dining, family, sitting, kitchen, breakfast room, TV room, guest w.c., 4 bedrooms (2 ensuite) and shower room. The covered side passage offers great storage space / utility ideal for family living.

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





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

BER Information

BER: E1. BER No: 116814922.

EPI: 330.29 kWh/m²/yr.

Eircode

A94 C9T1



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.



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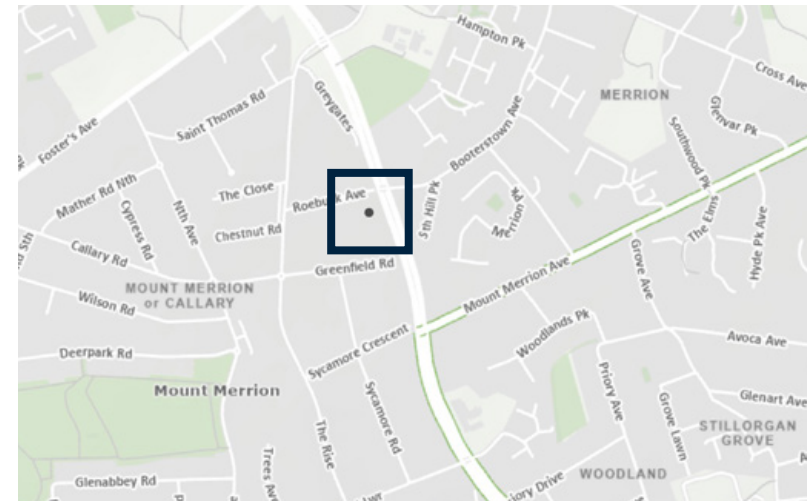
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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