

BER B3



14 Mather Road North
Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY



14 Mather Road North, Mount Merrion, Co. Dublin

Features

- Completely refurbished, remodelled and extended family home.
- Extension designed by renowned architect Paul Brazil.
- Superbly presented bright, airy accommodation.
- Feature open plan kitchen/breakfast room and family room with feature curved wall opening to large wrap around deck.
- Generous, private rear garden (approx. 34m/111ft).
- Superbly converted attic with Velux roof balcony and impressive views over Dublin Bay.
- Utility Room with side passage.
- EV charging points.
- Ideally located in one of South County Dublin's most sought-after locations.
- Floor area approx. 260sqm./2,800sqft.
- Gas fired central heating with Honeywell heating zone controls
- Underfloor Heating in the rear extension.
- Solar panels (4kW system) recently installed.

A unique opportunity to acquire a completely refurbished, remodelled and extended family home designed by renowned architect Paul Brazil. The property is further enhanced by a very generous, private rear garden (approx. 34m. /111ft.) and is ideally positioned on a quiet, tree lined road in one of south county Dublin's most sought-after locations.

It is rare for a house of this size and quality to be offered to the market in Mount Merrion. The very generous and superbly presented accommodation extends an impressive approx. 260sqm. / 2,800sqft. (including converted attic) and boasts superbly laid out bright, airy living accommodation ideal for family living.

The very impressive open plan kitchen/breakfast room, sunroom and feature family room with curved wall overlook the very generous rear garden and all open to an impressive, large wrap around deck. The ground floor accommodation also comprises a living room, dining room, study, shower room and utility room which is also accessed from the side passage. Upstairs there are four bedrooms and a bathroom. The attic is superbly converted and provides a very generous study/attic bedroom complete with Velux roof balcony which enjoys impressive views over Dublin Bay.

Mather Road North is a quiet, mature tree lined road within walking distance of amenities on The Rise, which is a focal point for Mount Merrion. There is a vibrant community centre, churches, sporting facilities including the delightful Deer Park with commanding views over Dublin City and beyond. The UCD campus at Bellfield and an excellent choice of some of the country's best known schools are located within easy access including Blackrock College, St Andrew's College and Mount Anville. Public transport is well catered for in the local area with the QBC and N11 a short walk away providing ease of access to Dublin city centre. The Kilmacud LUAS stop is also within easy access.





Accommodation

Porched Entrance: with terrazzo floor and double doors through to

Porch: 1.95m x 0.9m (6'5" x 2'11") with terrazzo floor and door through to the

Reception Hall: 1.95m x 6m (6'5" x 19'8") with tiled floor, picture rail & ceiling coving, understairs cloakroom and door to

Drawing Room: 4.6m x 4.95m (15'1" x 16'3") with timber floor, picture rail & ceiling coving and marble fireplace with granite hearth

Dining Room: 4.6m x 4.2m (15'1" x 13'9") with timber floor, picture rail with ceiling coving, sandstone fireplace with raised sandstone hearth and built in cabinets either side of the chimney breast

Study: 2.1m x 3.1m (6'11" x 10'2") with timber floor and built in units with book shelves above

Shower Room: with large step in shower, w.c., pedestal wash hand basin, Amtico flooring

Kitchen/Living/Dining Space: 6.25m x 6.15m (20'6" x 20'2") the kitchen is extremely well fitted with an extensive range of hardwood units comprising presses, drawers, cupboards, saucepan drawers, granite worktop with four ring Neff electric hob, extractor hood over, Neff double oven, one and a half bowl

under counter stainless steel sink unit, space for American style free standing fridge/freezer, display cabinets, rooflight, centre island with granite worktop and preparation sink, integrated dishwasher, further presses, Neff microwave

Utility Room: 2.85m x 1.8m (9'4" x 5'11") comprises presses, cupboards, drawers, worktop, one bowl stainless steel sink drainer unit, plumbed for washing machine & tumble dryer, tiled floor and glazed panel door to a covered side passage with doors to front, and rear garden

Garden Room: 4.45m x 4.7m (14'7" x 15'5") with feature curved wall overlooking the generous rear garden, vaulted ceiling, timber floor, Gazgo gas stove and TV points

TV Room: 4.1m x 3.7m (13'5" x 12'2") with tiled floor, French doors out to the rear deck and pair of sliding doors back into the dining room

Upstairs

Bedroom 1: 4.6m x 4m (15'1" x 13'1") with a very good range of built in wardrobes and lovely views down over the garden

Bedroom 2: 4.6m x 4m (15'1" x 13'1") with a very good range of built in wardrobes, built in desk and shelving

Bedroom 3: 4.15m x 2.9m (13'7" x 9'6") with built in wardrobes

Bedroom 4: 2.2m x 2.25m (7'3" x 7'5") with built in wardrobe, currently used as a study

Bathroom: Comprises bath with telephone shower attachment, corner shower unit, pedestal wash hand basin, w.c., tiled floor with underfloor heating, fully tiled walls and chrome heated towel rail

Landing: Staircase with oak handrail, under eave storage and door to

Attic Room: 4.35m x 3.7m (14'3" x 12'2") pair of Velux roof balconies with impressive views of Dublin Bay, extensive under eaves storage

Outside: the front garden is walled, bordered by flowerbeds with shrubs, bushes and hedging. Box hedging laid out largely in gravel providing off-street car parking. EV Charging Points. Gated with Side Access.

The very extensive and private rear garden (approx. 34m/111ft) is a real selling feature of the property. It is hedged, laid out largely in lawn bordered by flowerbeds with mature shrubs, bushes and plants. Large, wrap around deck. Outside shed.

BER Information

BER: B3. BER No: 111936852

EPI: 137.7 kWh/m²/yr.

Eircode

A94 EE73





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

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



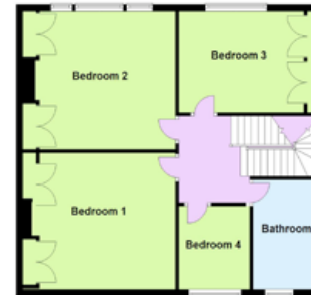
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FLOOR PLANS Not to scale - for identification purpose only.

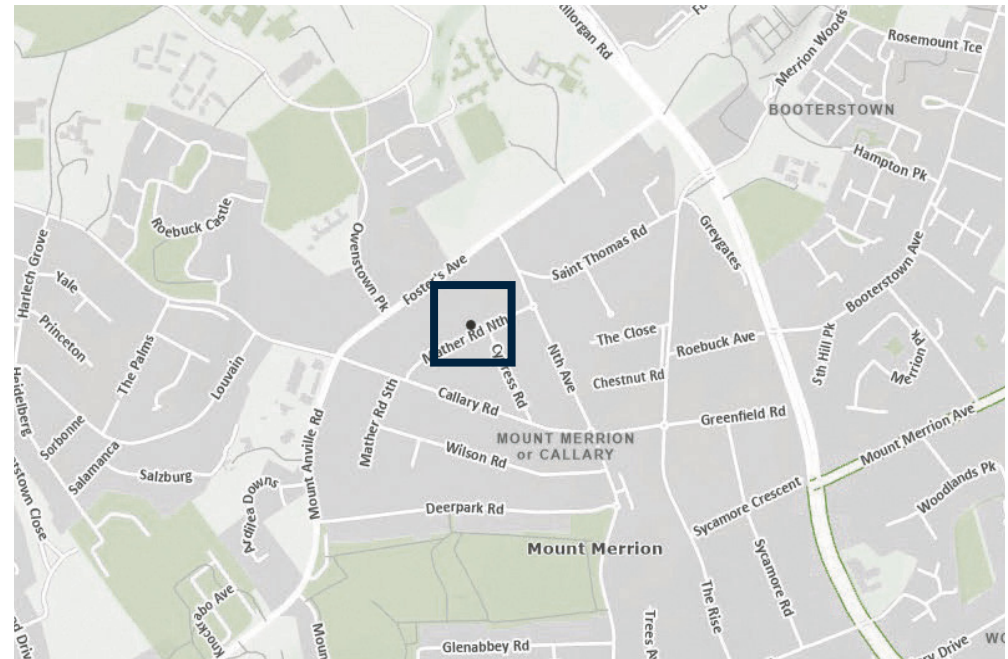
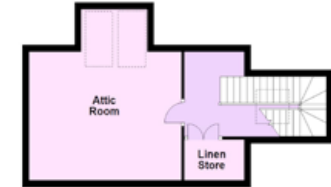
Ground Floor



First Floor



Second Floor



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