

BER B3



44 Deerpark Road  
Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY





## 44 Deerpark Road, Mount Merrion, Co. Dublin

### Features

- Extended and refurbished family home
- Bright well-presented accommodation
- Well-appointed bathrooms with Hansgrohe & Duravit sanitary ware
- Rational windows & doors
- Feature Porcelanosa tiled floor throughout downstairs and through to the raised balcony
- Feature open plan living/dining/kitchen with floor to ceiling Rational sliding doors
- Large, raised deck
- Views over Dublin City
- Generous rear garden approx. 19m. (62ft.)
- Highly sought after location in South County Dublin adjacent to the delightful Deerpark
- Gas fired central heating
- Floor area of approx. 140sq.m (1,506sq.ft.)

A most appealing refurbished, extended and remodelled family home enjoying well-presented accommodation, feature raised balcony, views over Dublin City and a generous rear garden in this highly sought after location opposite the delightful Deerpark.

No. 44 is an instantly appealing family home which enjoys bright contemporary accommodation. The open plan living/dining/kitchen with its floor to ceiling sliding glass doors opening to the large, raised deck is a real feature. The accommodation extends to an impressive approx. 140sq.m (1,506sq.ft.) and briefly comprises sitting room, guest w.c., kitchen/dining/living room, family room (bedroom 4) and utility room. Upstairs there are three bedrooms (one en suite) and bathroom.

Deerpark Road is a sought after, elevated road adjacent to the delightful Deerpark and neighbourhood shops which are a focal point for Mount Merrion. There is a vibrant community centre, churches, sporting facilities, the university campus at Belfield, and an excellent selection of some of the country's best known schools close by. Dublin city centre is easily accessible via the QBC on the N11, as is Dundrum Town Centre, Stillorgan & Blackrock Villages.







## Accommodation

**Reception Hall:** 1.5m x 5m (4'11" x 16'5") with cloaks cupboard, door to

**Guest W.C.:** comprising WC, WHB, partly tiled walls

**Sitting Room:** 3.5m x 4.2m (11'4" x 13'7") folding glazed doors into the impressive

### Kitchen / Living / Dining Room

**Living Area:** 3.5m x 2m (11'4" x 6'5") with wood burning Stovax stove, opens out into the

**Kitchen/ Dining Room:** 7.2m x 2.95m (23'6" x 9'6") well-fitted with an extensive range of presses, cupboards, drawers, quart worktop, four-ring Miele gas hob with extractor hob over, integrated Miele oven, integrated fridge/freezer, centre island unit with quart worktop, shelving, dishwasher, breakfast bar, Franke sink unit

**Utility Room:** 2.35m x 2.7m (7'9" x 8'10") Includes a good range of built in presses, plumbed for washing machine, space for freestanding fridge, doors to rear garden and

**Bedroom 4 / Family Room:** 2.5m x 4.65m (8'2" x 15'3") Includes built-in shelving

### First Floor

**Bedroom 1:** 3.55m x 4.2m (11'8" x 13'9")

**Bedroom 2:** 3.55m x 4.04m (11'8" x 13'3")

**Bedroom 3:** 5.5m x 4m (18'1" x 13'1") (measurement includes the en-suite) double set of wardrobes, views over the city and across to Howth. Door to

**En-suite:** Comprises, large step in tiled shower, wc, vanity whb, fully tiled walls

**Bathroom:** comprises bath, shower over, vanity whb, wc, tiled floor and largely tiled walls, hot press

**Outside:** The front garden is walled bordered by flower beds largely laid out in gravel providing good off streetcar parking. Steps down to lower level.

To the rear there is a feature raised deck (approx. 6.5m x 2.85m /21'4" x 9'4") with porcelain tile floor, sliding doors from the kitchen. Views over the city. Outside light and electrical point. Steps down the lawn which is walled and hedged laid out in lawn with shrubs and bushes extends to approximately 90m (60ft).

## BER Information

BER: B3. BER No: 106766801.

EPI: 141.3 kWh/m<sup>2</sup>/yr.

## Eircode

A94 A5Y0







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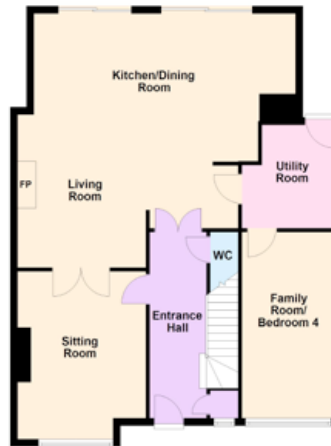
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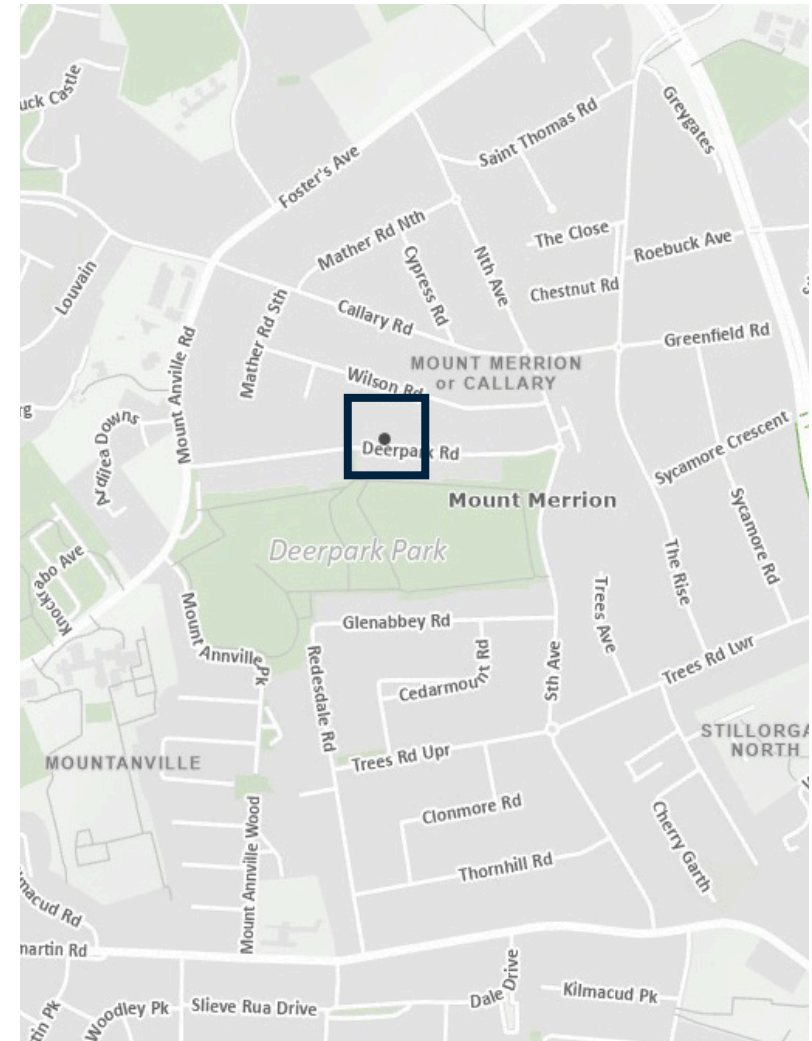
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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