

BER D2



7 Owenstown Park
Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY

7 Owenstown Park, Mount Merrion, Co. Dublin

A most appealing four-bedroom semi-detached family home which has been completely refurbished now provides bright, airy accommodation and a delightful and very extensive rear garden (approx.36m. /118ft.) and is further enhanced by a garage and generous off-street car parking.

Set behind electric gates lies an instantly appealing part-brick fronted family home which has been tastefully refurbished throughout and briefly comprises: sitting room with feature fitted units, open plan kitchen/dining room which opens to a feature deck, utility room & guest shower room. Upstairs there are four bedrooms and a well-appointed bathroom.

Owenstown Park is conveniently located off Foster Avenue, adjacent to the grounds of the UCD Bellfield and is within easy access of neighbourhood shops on The Rise, Deerpark Road and Roebuck Road. There is also a vibrant community centre, churches, sporting facilities and an excellent selection of some of the countries best known schools close by including Blackrock College, St Andrew's College and Mount Anville

The property is also within a close walk of the QBC and the N11 and is close to major shopping centres in Stillorgan, Blackrock and Dundrum town centre. Deerpark is also close to town and is a lovely amenity to have on one's doorstep with attractive woodland walks, views over Dublin city and tennis courts and playing pitches.

Features

- Tastefully refurbished four-bedroom family home
- Private, large rear garden approx. 36m. (118ft.)
- Feature raised deck.
- Bright, airy contemporary accommodation.
- Utility room.
- Guest Shower Room
- Electric front gate to generous parking
- Garage
- Highly sought after convenient location
- Floor area approx. 117sqm. / 1,159 sq.ft.
- Gas-fired central heating
- Intercom to front gate







Accommodation

Reception Hall: 2.4m x 4.55m (7'10" x 14'11") with cloak cupboard, intercom to front gate, digital alarm panel, door to understairs cloaks cupboard.

Living Room: 3.45m x 4.4m (11'4" x 14'5") with feature built in cabinets and shelving, electric fire, double doors to

Kitchen / Dining Room

Dining Area: 3.45m x 3.8m (11'4" x 12'6") with French doors opening onto large deck, overlooking the delightful rear garden.

Kitchen: Extremely well-fitted, comprising an extensive range of presses, cupboards, doors, saucepan drawers, display cabinets, quartz worktop, one bowl under counter sink unit, integrated units which comprise four ring induction hob, extractor hood

over, dishwasher, double ovens, microwave, two larder units, picture window overlooking the rear garden.

Utility Room: 1.45m x 2.6m (4'9" x 8'6") Comprises built in units, quartz worktop, plumbed for washing machine and dryer. Door to the rear garden.

Guest Shower Room: Comprises step in shower, electric shower, pedestal wash hand basin, WC and tiled floor.

First Floor

Bedroom 1: 3.55m x 4.55m (11'8" x 14'11") with built in wardrobes.

Bedroom 2: 3.55m x 3.9m (11'8" x 12'10") with built in wardrobes.

Bedroom 3: 2.4m x 3m (7'10" x 9'10")

Bedroom 4: 2.3m x 2.75m (7'7" x 9')

Landing: Hot press and pull-down ladder.

Bathroom: Very well appointed, comprises bath with shower, subway tiles, pedestal wash hand basin with presses underneath, WC, tiled floor and chrome heated towel rail.

BER Information

BER: D2.

BER No.: 114584162.

EPI: 268.13 kWh/m²/yr

Eircode

A94 XF60



Outside

The house is set behind electric gates, opens to a large, gravel front garden, providing excellent off-street car parking lawned area bordered by flowerbeds with hedging. There is a gated pedestrian access which leads to the uniquely stunning and very private rear garden which extends to an impressive 36m / 118ft. It is fenced, bordered by flowerbeds, laid out in lawn and enjoys a feature wrap around deck.



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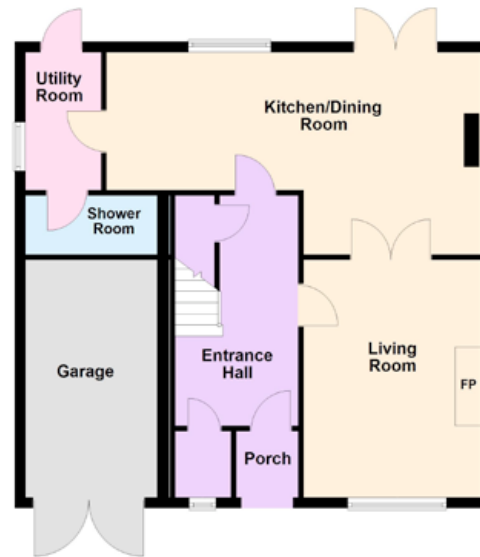
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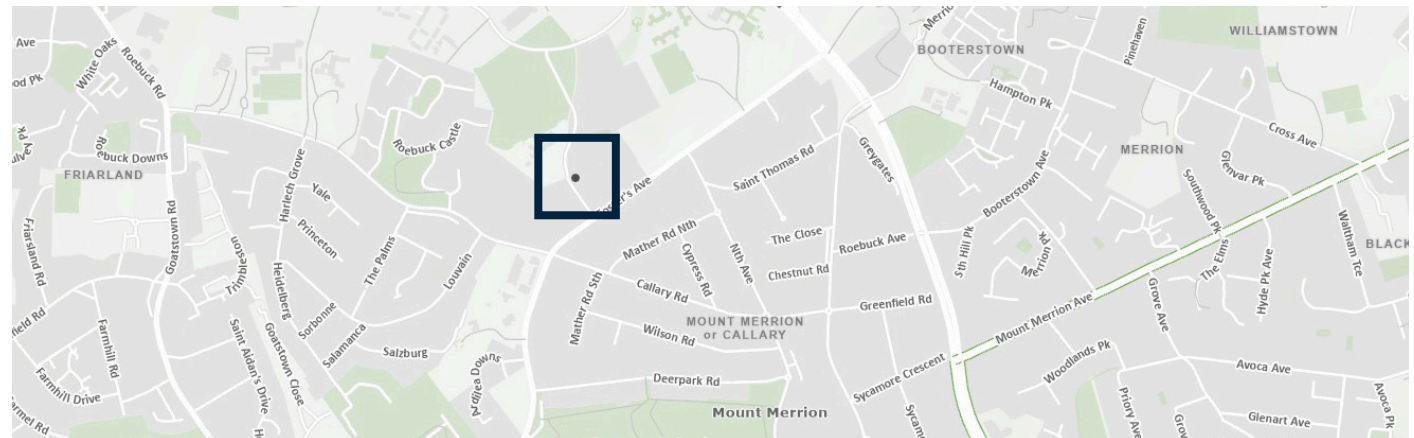
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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