



Annonay

29 Mather Road South, Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY

Annonay , 29 Mather Road South, Mount Merrion, Co. Dublin

A truly exceptional home, quietly tucked away in a peaceful residential cul-de-sac in the heart of Mount Merrion, Annonay is a truly special family residence, extending to approximately 310 sq. m (3,336 sq. ft inclusive of attic accommodation), offering beautifully proportioned and highly versatile accommodation throughout.

A deceptively spacious property, Annonay is accessed via a gravelled driveway leading to granite steps and a welcoming entrance porch. Upon entering the home, you are immediately struck by the wonderful sense of space and natural light that fills the impressive hallway. The ground floor accommodation features a superb modern open-plan kitchen/dining room, complete with a feature island and direct access to the rear garden—ideal for both everyday living and entertaining. A fully equipped utility room provides excellent storage and convenient front-to-back access.

To the rear of the hall, the home opens into an attractive reception area with fireplace and open fire, which flows seamlessly down into a spacious drawing/dining room. This elegant space enjoys lovely views over the rear garden and is enhanced by a stove and double doors opening to the large, tiled patio, creating the perfect setting for both entertaining and relaxation.



Also at hall level, there are three generously sized double bedrooms along with two well-appointed bathrooms. The accommodation on this level is further complimented by a charming library room complete with feature stove and direct access to the garden and a separate home office / bedroom 5.

The principal bedroom is located on the first floor and is complemented by a stylish bathroom. The attic has been cleverly designed to incorporate two superb additional rooms, accessed via a staircase from the hall. This exceptional space comprises two large rooms—one currently in use as a bedroom and the other as a spacious family room or games room.

A standout feature of this family home is the stunning south-facing rear garden. Beautifully landscaped, it boasts a magnificent Egyptian limestone patio spanning the full width of the house—an ideal setting for al fresco dining and outdoor entertaining. Steps lead to an attractive lawn bordered by mature planting and hedging, offering a high degree of privacy. The garden is truly exceptional, complete with a bespoke built-in seating area and feature barbecue—perfect for relaxing or hosting guests.

To the front, the property is beautifully presented, with a driveway providing ample off-street parking. A charming sun trap to the side of the house offers a delightful and secluded space to unwind.

Annonay simply has it all—superb, versatile family accommodation, a sun-drenched south-facing garden, excellent storage throughout, and an enviable position at the top of this highly sought-after residential cul-de-sac.

Mather Road South is a quiet and exclusive mature cul-de-sac in Mount Merrion, ideally located within walking distance of the amenities at Deerpark and the shops on The Rise, a focal point for the local community. There is a vibrant community atmosphere with churches, sporting facilities, and the wonderful Deerpark, which enjoys commanding views over Dublin and beyond.

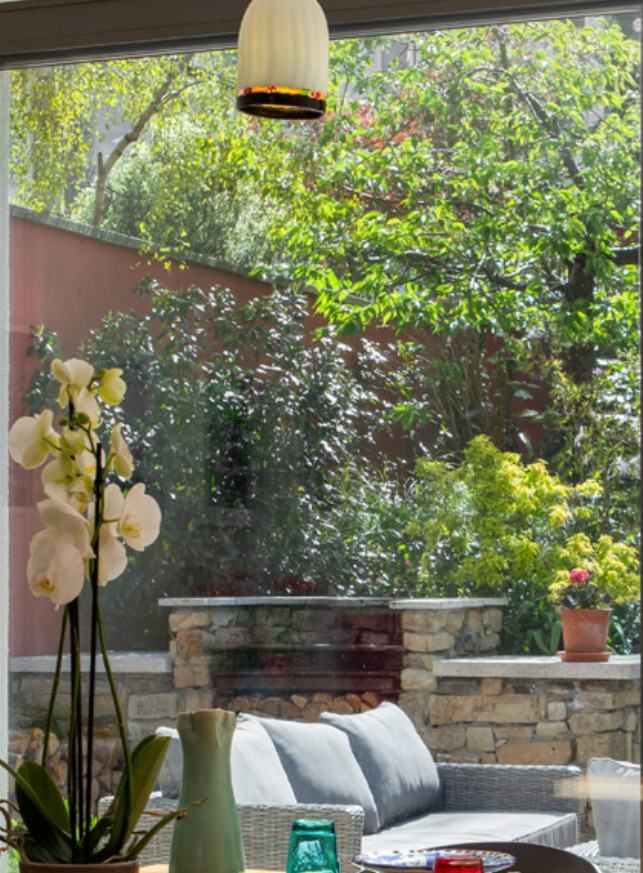
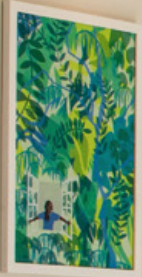
The University College Dublin campus at Belfield is within easy reach, along with an excellent selection of some of the country's most highly regarded schools, including Mount Anville Secondary School, Blackrock College, and St Andrew's College. Public transport is very well catered for in the area, with the Quality Bus Corridor and the N11 just a short walk away, providing swift access to Dublin City Centre. The Luas Green Line at Kilmacud is also close to hand.



Features

- Exceptionally impressive family home which is deceptively spacious and extends to approximately 310sq.m (3,336sq. ft) to include attic accommodation.
- Superb well-proportioned versatile accommodation.
- Wonderful natural light throughout the property.
- Underfloor heating in kitchen, bathroom and drawing / dining room.
- Five spacious double bedrooms.
- Three well-appointed bathrooms.
- Excellent modern open plan kitchen/dining room with high quality appliances and fittings
- Extensive utility room with front and rear access.
- Attic with two additional rooms providing excellent accommodation to use in whatever format is required.
- Gas fired central heating
- Solar panels
- Exceptional south facing, landscaped garden with extensive patio / dining space & built in barbeque. High degree of privacy.
- Driveway providing off street parking
- Gravelled side courtyard
- Beautifully finished and tastefully extended throughout the years
- Unique family home in a superb residential cul de sac







Accommodation

Hallway: 1.4m x 4.5m (4'7" x 14'9") Wonderful spacious, entrance hallway with attractive wooden flooring leading through to a large hallway off which there are several bedrooms and excellent reception space.

Inner Hallway: 1.5m x 5.9m (4'11" x 19'4")

Kitchen / Dining Room: 4.1m x 8.4m (13'5" x 27'7") Modern open plan kitchen / dining room running front to back with excellent natural light, attractive travertine floor and underfloor heating. Featuring a high end fitted kitchen with a large island providing storage and seating and with integrated Wolf five ring gas hob, integrated extractor fan and pop-up power outlet. The kitchen also features a Wolf double oven, a large Gaggenau american style integrated fridge / freezer, Integrated Miele dishwasher, integrated pantry and ample storage within the kitchen units and island. There is a spacious dining area with built in cabinetry and double doors out to the garden. This space has a lovely vista over the rear garden.

Utility Room: 1.2m x 8.2m (3'11" x 26'11") An excellent spacious utility room with tiled floor and free-standing appliances, a sink unit, superb storage and integrated overhead drying rack. The utility room provides access to the front and rear of the house and is excellent space within this family home.

Bathroom: 1.5m x 2.6m (4'11" x 8'6") Modern bathroom with large step-in shower unit with power shower. Heated towel rail, WC, WHB, part tiled walls, tiled floors, and window.

Reception Area: 5.1m x 3.9m (16'9" x 12'10") Located off the hallway and leading through to the drawing/dining room this area has a lovely fireplace with open fire. Steps lead down to

Drawing / Dining Room: 4.3m x 8m (14'1" x 26'3") Wonderful reception room which is perfect for everyday living or entertaining. Attractive walnut floor, underfloor heating, bespoke cabinetry either side of the modern Barbas fireplace, four windows across the back providing wonderful southerly light and double doors out to the attractive patio and rear garden.

Library: 3.3m x 4.5m (10'10" x 14'9") Charming library room with solid oak bespoke shelving, a stove and doors out to the rear patio.

Bedroom: 3.4m x 4.9m (11'2" x 16'1") Generous double bedroom with an excellent range of wardrobes, built-in desk unit with storage, large picture window over the front of the house.

Bedroom: 3.6m x 3.2m (11'10" x 10'6") Excellent double bedroom

Bedroom / Home Office: 3.9m x 2.9m (12'10" x 9'6") Currently in use as an attractive home office, this room is to the front of the property with built in shelving and window overlooking front garden.

Bedroom: 2.7m x 5m (8'10" x 16'5") Located off the hallway this generous bedroom has built-in wardrobes/ drawers, window overlooking the gravelled courtyard located to the house.

Shower Room: Shower unit, w.c & w.h.b

First Floor

Main Bedroom Suite: 4.6m x 6.1m (15'1" x 20') Excellent bright double bedroom with good wardrobes, under eaves storage and a nice outlook to the rear.

En-Suite Bathroom: Well-appointed modern bathroom with tiled floors, part tiled walls, sunken bath with power shower, WC, WHB and electric towel rail.

A staircase leads from the hall to the attic accommodation

Family Room / Games Room: 3.3m x 5.5m (10'10" x 18'1") This room within the attic is an excellent family room or den and offers very good additional accommodation

Attic Bedroom: 3.6m x 6.8m (11'10" x 22'4") Excellent room currently used as a bedroom with built-in wardrobes and storage, wooden flooring.

BER Information

BER: C1

Eircode

A94 H7Y8





Outside

A standout feature of this family home is the stunning south-facing rear garden. Beautifully landscaped, it boasts a magnificent Egyptian-tiled patio spanning the full width of the house—an ideal setting for al fresco dining and outdoor entertaining. Steps lead to an attractive lawn bordered by mature planting and hedging, offering a high degree of privacy.

The garden is truly exceptional, complete with a bespoke built-in seating area and feature barbecue—perfect for relaxing or hosting guests.

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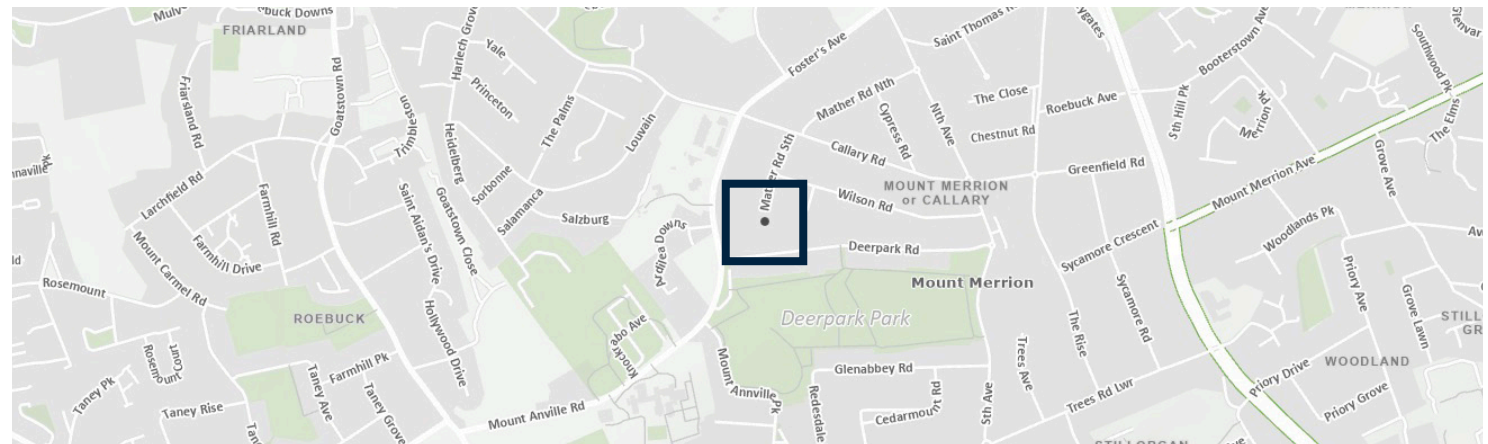
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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