



46 Wilson Road  
Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY



## 46 Wilson Road, Mount Merrion, Co. Dublin

### Features

- Excellent detached bungalow extending to approximately 121sq. m (1,302 sq.ft)
- Versatile family accommodation with superb potential to reconfigure or extend to one's own taste.
- Originally a three-bedroom home which has been reconfigured to two bedrooms. Converted attic space in two rooms.
- Attractive, private rear garden with garden room.
- Large side access.
- Driveway providing off street parking.
- Location second to none in the heart of Mount Merrion minutes from Deerpark with excellent transport links into the city.

46 Wilson Road is a very fine double fronted detached bungalow exceptionally well located on this popular residential road in Mount Merrion. This wonderful family home is situated on a generous site, offering bright and versatile accommodation which although is in need of modernisation, it offers superb potential to reconfigure and create a really wonderful modern family home in an exceptional location. On entering the spacious and inviting hallway there is a generous sitting room to the front with feature bay window and attractive fireplace. On the opposite side of the hall there is a double bedroom, again with bay window. The property was originally a three bedroom house but has been reconfigured and now has two double bedrooms, the second of which is located to the rear overlooking the garden. A family room (Originally bedroom 3) leads through to a good kitchen / breakfast room spanning the width of the house which overlooks the rear garden and has a utility area off. The ground floor accommodation is completed by a pantry / study and family bathroom with separate w.c. . Upstairs the attic space has been converted and is currently laid out as two rooms with a separate toilet.

A particular feature of this family home is the outside space. The garden to the rear is very private and is mainly laid in lawn with a good selection of plants and shrubs. There is a garden room that could be used as an office / gym. The space to the side is excellent and offers spacious access to the rear, or potential to further extend. To the front there is off street parking provided by a drive way and a lawned front garden with dual side access.

This home has been well cared for many years and now offers the next owners the possibility to reconfigure or extend to create an exceptional family home.

Mount Merrion is one of South Dublin's most enviable locations. Wilson Road is a short stroll to the shops at The Rise and Deer Park Road. Stillorgan and Blackrock Villages offer an abundance of amenities with three shopping centres between them, several restaurants, coffee shops and boutique stores. Both Deerpark and Blackrock Parks are within easy reach and offer excellent sporting and leisure facilities. Dundrum Town Centre is no more than a 10 minute drive away and with excellent transport links you can be in the city centre in under 20 minutes.

The area is home to several very well-regarded primary and secondary schools, such as Mount Annville, St. Andrew's, Colaiste Iosagain, and Blackrock College. University College Dublin is also within walking distance. Excellent transport links include numerous bus routes on the N11, the Luas, Dart, and easy access to the M50.





## Accommodation

**Hallway:** 1.4m x 7.4m (4'7" x 24'3") spacious bright entrance hallway

**Sitting Room:** 3.6m x 6.5m (11'10" x 21'4") generous reception room to the front of the property with bay window and feature fireplace.

**Kitchen / Breakfast Room:** 5.5m x 4.0m (18'1" x 13'1") spanning the width of the house the kitchen has a good range of eye and floor level units, appliances and door through to a utility area with storage and provision for washing machine and dryer. This room has several windows with views over the rear garden and a door leads out to the garden from the kitchen.

**Family Room / Bedroom 3:** 3.7m x 2.9m (12'2" x 9'6") a wonderfully cosy room with sliding doors through to the kitchen.

**Bedroom:** 3.7m x 3.59m (12'2" x 11'9") located to the front of the property this is a good double bedroom with bay window.

**Bedroom:** 2.9m x 4.0m (9'6" x 13'1") double bedroom overlooking the rear garden

**Family Bathroom:** with bath with Mira electric shower, wc, wash hand basin, window to side, tiled walls, access to the attic.

**Separate WC:** with wc and window to the back.

**Pantry/Study:** 2.0m x 2.5m (6'7" x 8'2") suitable for many uses this room originally formed part of the kitchen.

**Converted Attic:** 3.8m x 6.8m (12'6" x 22'4") good versatile space. Currently divided into two rooms with separate w.c

## BER Information

BER: G. BER No: 117537761

EPI: 456 kWh/m<sup>2</sup>/yr.

## Eircode

A94 E8F5



## Outside

The garden to the rear is a particular feature of this home. It is mainly laid in lawn and affords a high degree of privacy. There is a garden room to the side which would suit an office or gym and the side access is particularly large allowing excellent access, or potential to extend. To the front of the property is a driveway and lawned front garden. The driveway provides good off street parking.



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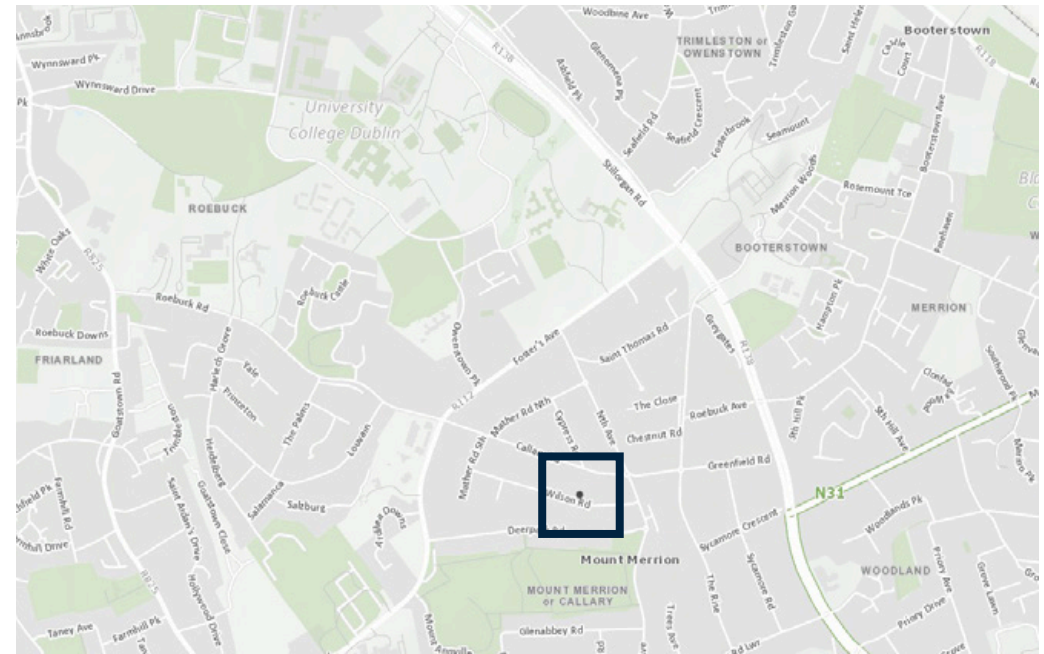
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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