



BER B1

# 17 Southwood Park

Mount Merrion Avenue, Blackrock, Co. Dublin

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INTERNATIONAL REALTY



## 17 Southwood Park, Mount Merrion Avenue, Blackrock, Co. Dublin

### Features

- Extensive floor area extending to approximately 3224 sq. ft (including the attic)
- Impressive B1 energy rating allowing qualification green mortgage
- Under floor heating
- Double glazing throughout
- Eircom phone watch
- Surround sound system
- Electric car charging point
- Gravelled off street car parking
- Fitted carpets, curtains, blinds, kitchen & utility appliances (including one wine fridge) included in the sale
- Delightful sheltered westerly rear garden
- Located in a prestigious location close to top rated schools, shopping, recreational facilities and transport links

Discover the perfect blend of modern sophistication and classic charm at 17 Southwood Park. Built in 2008 to a very high standard, the stunning home features an impressive B1 energy rating energy rating ensuring efficiency and comfort. With a spacious layout of approximately 3224 sq.ft (to include the attic), this three storey plus attic residence offers unparalleled space and style all complemented by a delightful west facing sun trap rear garden.

Upon entering 17 Southwood Park, you are greeted by a spacious hallway that sets a welcoming tone. There is an elegant drawing room accessed through double doors with a beautiful bay window overlooking the front and pocket doors leading from here into the adjacent dining room which is overlooking the rear garden. There is also a guest WC at this level. There is a flight of stairs leading down to the expansive kitchen breakfast room which is a chef's delight featuring a central island, high end appliances and a bar area with French doors leading out to the rear garden. There are doors through to the family room at the front. In addition, there is a large utility room. On the first floor there are four very well sized bedrooms, the principal bedroom being ensuite and with a beautiful bay window overlooking the front. In addition, there is a very well-appointed family bathroom. A flight of stairs leads to the attic room which is presently laid out as a large double bedroom with ensuite and an archway through to a home office. The property benefits from excellent off street car parking to the front behind electric security gates and there is gated side access to the sheltered rear garden which enjoys a wonderful Westerly orientation allowing for afternoon and evening sun. There is a low maintenance artificial lawn bordered by raised flower beds and feature granite wall and a delightful terrace area ideal for al fresco dining. In addition, there are terrace areas outside the kitchen and the family room.

This property is ideally situated in the prestigious and vibrant neighbourhood of Blackrock offering an exceptional blend of convenience, culture and community. This much sought after location provides easy access to a wealth of amenities and services making it a perfect choice for families and professionals alike. Blackrock village just a short distance away is home to a range of high-end shops, boutiques and gourmet dining options. Residents can enjoy browsing through local markets and exploring a variety of eateries from casual cafes to fine dining restaurants. For more extensive shopping experiences the nearby Dundrum Town Centre provides a vast array of retail outlets, cinema and dining options. The area is also well served by a range of recreational facilities including parks, sports clubs and fitness centres. Blackrock is renowned for its excellent educational institutions making it an attractive location for families. Nearby schools include Blackrock College, Willow Park, St. Andrews, Colaiste Eoin, Colaiste Iosagain, Muckross Park, Teresians, Carysfort National school along with Dominican College Sion Hill. The property benefits from excellent transport connections, making commuting and travel straightforward. The Dart station at Blackrock is conveniently located and provides it frequent services to Dublin city centre as well as to other parts of the city and coastal areas. Bus services are readily available on the QBC offering additional routes for commuting and travel. For those who drive the property is well connected to major roadways including the N11 and the M50 motorway facilitating easy access to both the city and surrounding regions.





## Accommodation

**Hallway:** 2.00m x 6.70m (6'7" x 22') with tiled floor.

**Guest WC:** with tiled floors and walls, heated towel rail.

**Drawing Room:** 4.60m x 5.30m (15'1" x 17'5") entered via double doors, with bay window, recessed downlighting, solid cherrywood floor, pocket doors leading through to the

**Dining Room:** 5.28m x 6.40m (17'4" x 21') with French doors and window overlooking the rear garden, polished cherrywood floor, recessed downlighting.

Flight of stairs down to the

**Kitchen/Breakfast Room:** 6.80m x 9.00m (22'4" x 29'6") with tiled floor, recessed downlighting, fitted bar area with wine fridge, feature central island, good range of floor and eye level units, Electrolux microwave, built in dishwasher, Leisure Cuisine Master five ring gas hob with stove underneath, glass splashback, American style fridge freezer, built in Electrolux oven, door to the utility, French doors to family room, and French doors out to terraced area with steps leading up to the garden.

**Utility Room:** 2.00m x 5.60m (6'7" x 18'4") with tiled floor, washing machine and dryer, good range of floor and eye level units, stainless steel sink unit, glass splashback, door to

**Guest WC:** with wash hand basin, fully tiled floors, part tiled walls, heated towel rail.

**Family Room:** 4.58m x 5.20m (15' x 17'1") with tiled floor, recessed downlighting, door out to the terraced area with steps leading up to front driveway.

### First Floor

**Bedroom 1 (Rear):** 2.95m x 3.40m (9'8" x 11'2") with recessed downlighting, window overlooking rear, built in wardrobes.

**Bedroom 2 (Rear):** 3.76m x 4.70m (12'4" x 15'5") with window overlooking rear, recessed downlighting, built in wardrobes.

**Family Bathroom:** with tiled floor, oversized wash hand basin,

bath, concealed cistern wc, fully tiled step in shower, recessed downlighting, heated towel rail.

**Principal Bedroom/Bedroom 3:** 3.20m x 4.30m (10'6" x 14'1") with feature bay window, recessed downlighting, excellent built in wardrobes.

**Ensuite Shower Room:** with concealed cistern wc, fully tiled step in shower, oversized wall mounted wash hand basin, medicine cabinet, recessed downlighting, heated towel rail, Xpelair.

**Bedroom 4 (Front):** 2.90m x 3.00m (9'6" x 9'10") with built in wardrobes, recessed downlighting, window to front.

### Second Floor

**Attic Room:** 3.20m x 6.60m (10'6" x 21'8") with built in wardrobes, two Velux rooflights, doors to under eaves storage, and door to

**Ensuite:** with tiled floor and walls, concealed cistern wc, fully tiled step in shower, oversized wash hand basin, mirrored medicine cabinet, Xpelair, Velux rooflight, recessed downlighting. Arch through to

**Office:** 3.20m x 2.00m (10'6" x 6'7") with recessed downlighting, frosted window to the side.

## BER Information

BER: B1. BER No: 104570825.

EPI: 86.49 kWh/m<sup>2</sup>/yr.

## Eircode

A94 N6C5





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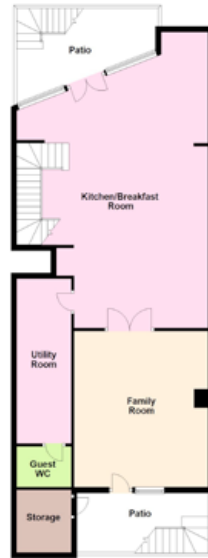
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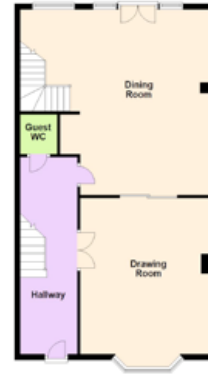
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FLOOR PLANS Not to scale - for identification purpose only.

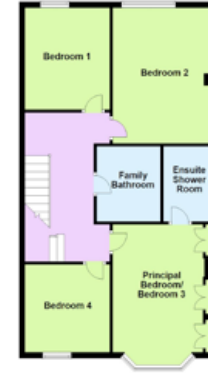
Lower Floor



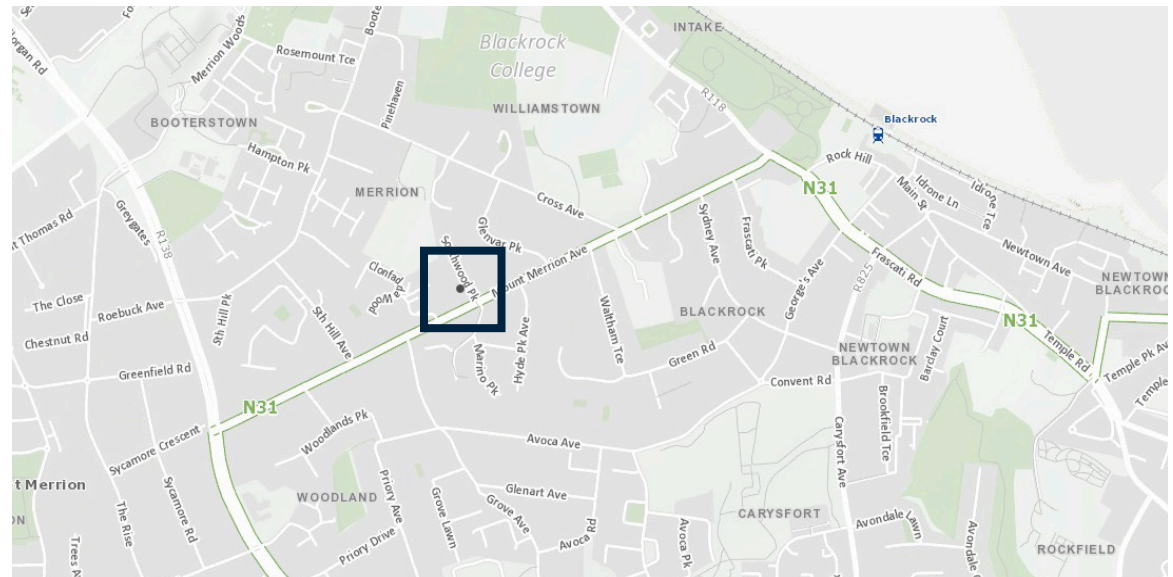
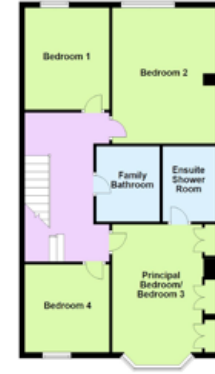
Ground Floor



First Floor



Second Floor



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