

For Sale by Private Treaty



## 'Mulberry', 4 Myrtle Grove, Stillorgan, Co. Dublin

A wonderful 4 bedroom detached home, tastefully remodelled and upgraded

Approx. 168sq.m / 1,816sq.ft.

**Asking Price €1,100,000**



BER No. 106296502

EPI:195.59 k/Wh/m2/yr

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## Description

'Mulberry' is an exceptionally well presented 4 bedroom detached family home, extending to c.168sq.m / 1,816sq.ft and finished to a very high standard, nestled in a mature, tree lined, quiet cul de sac setting in the heart of Stillorgan. Accommodation briefly comprises of a large welcoming entrance hall, drawing room, bright and spacious kitchen / dining room, family room, utility room, 4 bedrooms, 3 ensuite and an additional family bathroom. The property benefits from light filled rooms of generous proportions. 'Mulberry' has been tastefully upgraded and remodelled resulting in graceful understated accommodation. Outside, 'Mulberry' is approached via a cobbled driveway and bordered by mature high hedging and a well-stocked flower bed and shrubs which provide ample car parking in addition to a garage. The private south-east facing rear garden is laid out with a generous patio and lawn area, enjoying an all day sunny orientation, side access and good off-street parking to the front.

## Location and Amenities

Myrtle Grove is a highly sought after family friendly residential location. Located within walking distance of Stillorgan Village which offers a wide variety of shops and eateries alongside Stillorgan Shopping Centre. There are several sports and recreational amenities close by including Leopardstown Tennis Club, Kilmacud Crokes GAA Club, Glenalbyn Tennis Club, Stillorgan Hockey Club with rugby, golf and soccer all available locally. The villages of Blackrock, Foxrock and Deansgrange are easily accessible. Dundrum Village and Town Centre is just a short drive away.

There are several top-rated schools in the area, including Hollypark girls and boys national schools, Willow Park, Blackrock College, Loreto College Foxrock, St Brigids National School, Mount Anville, St Raphaela's and St Andrews College. Transport links are excellent and include the LUAS at Stillorgan, the N11 (QBC – bus routes 46A, 75 and 145) and easy access to the M50.

Viewing is highly recommended.

## Accommodation

### Entrance Hall 1.32m x 8.76m (4'3" x 28'7")

Wide plank solid oak floor, recessed lighting, cloaks cupboard, hot water storage with Kingspan Ultrasteel hot water cylinder, understairs storage.

### Drawing Room 3.3m x 5.5m (10'8" x 18')

Wide plank solid oak floor, recessed lighting, white marble fireplace with slate inset and brass surround, picture window to the front.

### Bedroom 1 3.29m x 3.94m (10'7" x 12'9")

Fitted wool carpet, recessed lighting. Bespoke handcrafted floor to ceiling fitted wardrobes and library shelving.

### En-suite 2.27m x 2.11m (7'4" x 6'9")

White suite incorporating a Merlyn double shower unit with Hansgrohe rain head, Wenge vanity unit, WC, Bluetooth enabled wall mirror, anthracite aluminium radiator and Porcelanosa accessories. Fully tiled wall and floor and recessed lighting.

### Bedroom 2 3.67m x 2.76m (12'0" x 9'0")

Oak flooring, recessed lighting, bespoke handcrafted floor to ceiling fitted wardrobes.

### Bathroom 3.30m x 2.15m (10'8" x 7'0")

White suite incorporating a bath with Merlyn bath screen double shower unit with Hansgrohe rain head attachment, WC and Wenge vanity unit, Bluetooth enabled wall mirror, anthracite aluminium radiator and Porcelanosa accessories. Ceramic tiled wall and floor and recessed lighting.

### Kitchen/Dining Room 8.18m x 2.93m (28'9" x 9'6")

Bespoke kitchen incorporating double larder, siemens double oven, Neff microwave and induction hob, Miele dishwasher, larder fridge, Franke stainless steel sink unit, granite worktop and breakfast bar, tiled floor and recessed lighting.

### Family Room 4.48m x 5.46m (15'x 10'8")

Vaulted ceiling with recessed lighting, hand painted fireplace with slate inset and hearth. Solid oak floor. Picture windows and door leading to garden and patio area.

### Utility Room 3.55m x 1.99m (11'6" x 6'5")

Bespoke hand-crafted floor to ceiling units incorporating sink with granite worktop, integrated full size Blomberg freezer, Miele washing machine and Miele dryer and further storage. Recessed lighting, door leading to garden and patio area  
Staircase To First Floor

### Landing 3.82m x 2.60m (12'5" x 8'5")

Fitted wool carpet. Velux window over a study space. adequate for a desk unit.

### Bedroom 4 4.34m x 3.83m (14'2" x 12'5")

Built in wardrobes and access to under eaves storage, fitted wool carpet.

### En-suite 1.35m x 1.95m (4'4" x 6'4")

White suite incorporating fully tiled Hansgrohe rain shower head unit, wall hung vanity unit with Hansgrohe taps, WC, LED mirror, glass shelving, anthracite aluminium heated towel rail, radiator Glass shelving and Porcelanosa accessories. Tiled wall and floor and recessed lighting.

### Bedroom 3 4.05m x 3.81m (13'2" x 12'5")

Built in wardrobes and access to under eaves storage, fitted wool carpet.

### En-suite 1.67m x 1.72m (5'4" x 5'6")

White suite incorporating fully tiled Hansgrohe rain shower head unit, wall hung vanity unit with Hansgrohe taps, WC, LED mirror, glass shelving, anthracite aluminium heated towel rail, radiator Glass shelving and Porcelanosa accessories. Tiled wall and floor and recessed lighting.

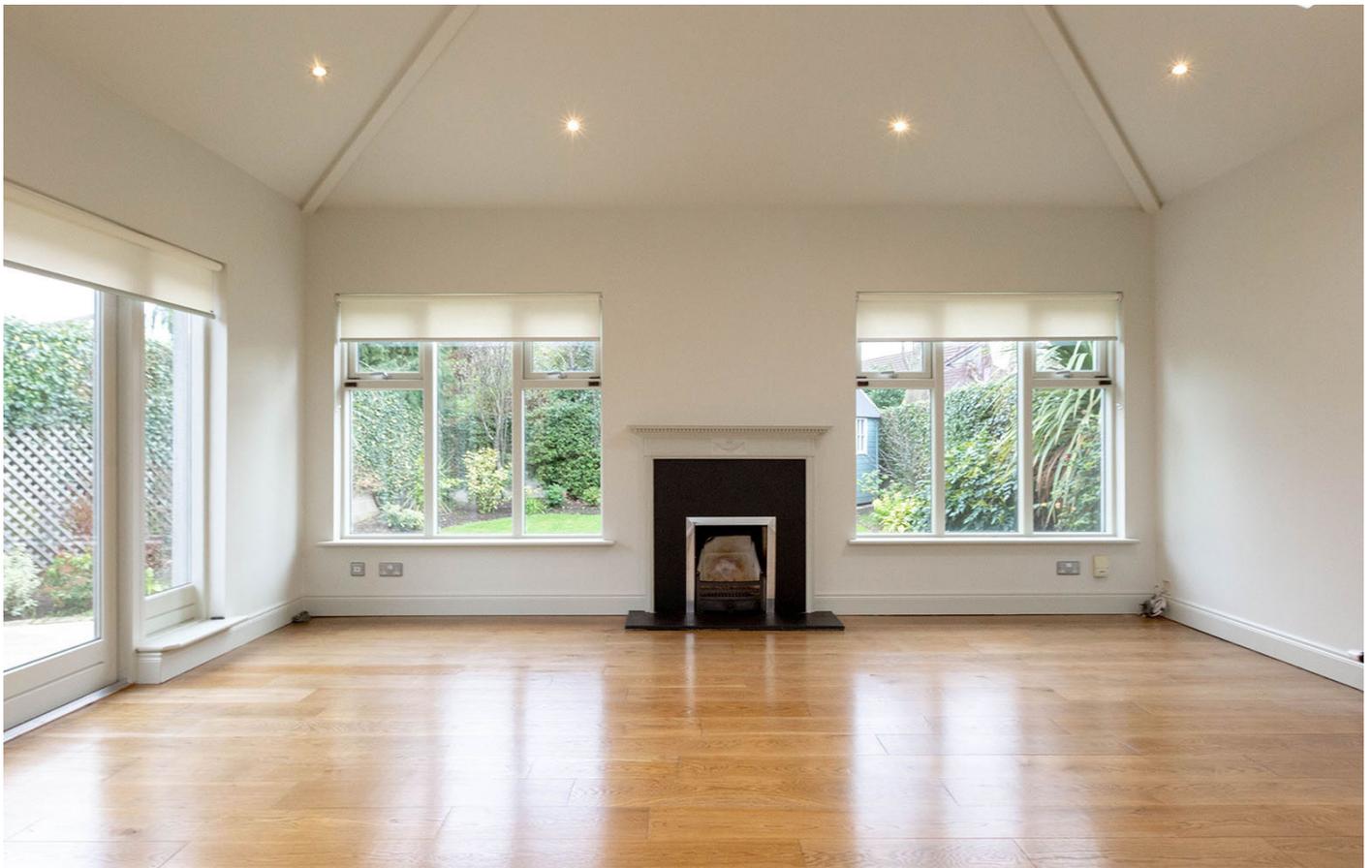
## Outside:

The front of the property is approached via a cobble driveway bordered by mature high hedging and well-stocked flower beds and shrubs which provide a private aspect with ample off street parking in addition to an adjoining garage.

### Garage 2.43m x 4.26m (7'9" x 13'9")

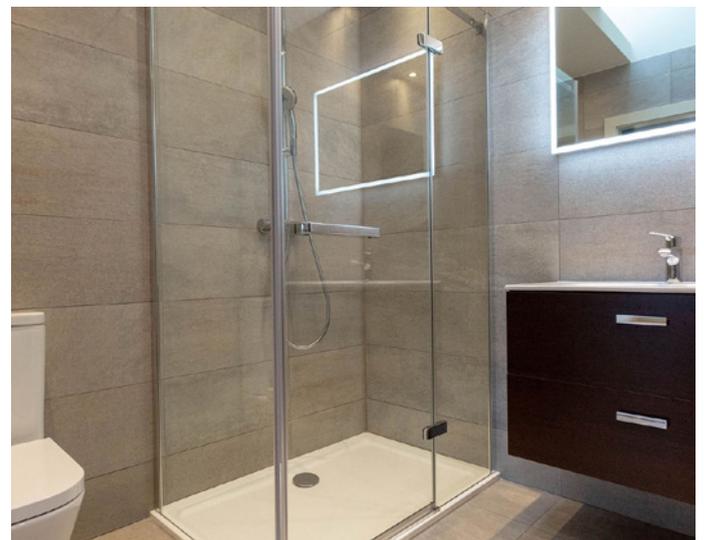
### Boilerhouse

Incorporating bespoke external water storage system with DAB pressure pump and Worcester-Bosch gas boiler



## Property Features

- Stunning 4 bedroom detached home extending to c.168sq.m / 1,816sq.ft.
- Nestled in a mature tree lined, quiet and mature residential cul de sac setting in the heart of Stillorgan
- Side access to south-east facing, private rear garden with patio area
- Ideally located close to Stillorgan, Mount Merrion, Booterstown and Blackrock
- Excellent transport links including several bus routes (QBC) N11, aircoach, LUAS, and M50
- Ample off-street parking and adjoining garage
- Gas Fired Central Heating
- Security Alarm System
- Excellent choice of Junior and senior schools nearby
- Double Glazed windows throughout.

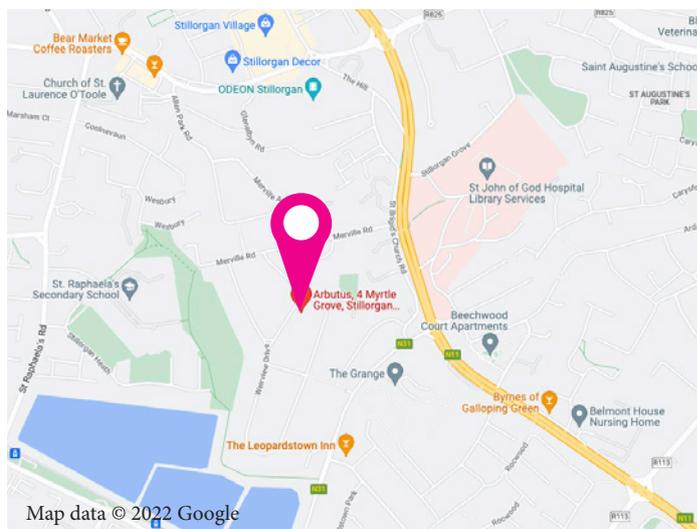




## Floor Plans

Not to scale.

For illustration purposes only



## Directions

Travelling from the City, take a right turn onto Brewery Road. Take the next right turn on to St. Brigid's Church Road. Turn left onto Merville Road and take the second left onto Waltersland Road then turn right onto Myrtle Grove. No. 4 is on the left-hand side.

**Lansdowne**  
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PSRA Licence No 002608

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