

# MERRION LODGE

135 Mount Merrion Avenue, Blackrock, Co. Dublin

FOR SALE





# MERRION LODGE

A magnificent Regency style stucco fronted home ideal for those seeking a substantial period property in a prime residential location.

**M**errion Lodge is a magnificent home that represents Georgian architecture at its best. Combining symmetrical design with classically proportioned living accommodation awash with original features to include marble fireplaces, working shutters, timber archways and stained glass windows.

Merrion Lodge is one half of a pair of most attractive homes built c. 1820 that are well set back from Mount Merrion Avenue. The flood lit accommodation is arranged over three floors and extends to approximately 326 sq. m / 3,510 sq. ft. The property has been very well maintained by the current owners with the added benefit of traditional sash timber double glazed windows having been recently installed.





# ACCOMMODATION



A flight of granite steps ascend to the portico entrance flanked by doric columns setting the tone for what lies ahead. On stepping inside the entrance hall one is immediately struck by the provenance of this home, a tall ceiling bordered by three stunning arched windows with stained glass panels brings light flooding in to welcome you inside. The formal interconnecting reception rooms with 12ft ceiling height are simply breathtaking and are perfect for entertaining. The drawing room is located to the front of the house with two picture windows, white marble fireplace, wide plank timber flooring, folding double doors encased in ornamental timber architrave leads into the dining room with its attractive large square picture window overlooking the rear garden from where sunsets can be truly enjoyed. There is a grey marble fireplace with cast iron and tiled inset. Also off the entrance hall are a large storage cupboard and a guest wc.





# ACCOMMODATION

At the garden level we find the kitchen / breakfast room which is located to the front of the house. The kitchen is well fitted with white timber units complemented with black granite countertops, Neff integrated double oven, electric hob and for cold storage there is a pantry cupboard located under the steps of the property. From the kitchen we arrive at the charming family room with fireplace and gas fire. At the end of the hallway there is a door to the rear garden and boiler room, from the lobby area there is access to the utility room, guest WC and external door leading to the side passage. Upstairs, there are four double bedrooms. The main bedroom which is located to the front of the house has the benefit of a dressing area fitted with built-in wardrobes. There is a family bathroom with jacuzzi bath and separate shower unit. A secondary shower room caters for the needs of family life. Further accommodation includes a storeroom / home office on the second return and a hot press.



# GARDENS & LOCATION

**G**ated entrance provides access to the gravelled front driveway which will accommodate off street parking for several cars. A side entrance leads into the rear garden which is mainly laid out in lawn with decked and paved patio areas. The old stone walled garden is well stocked with mature tree, shrub borders and a raised flower bed. At the end of the garden is a further patio which is an ideal spot to enjoy the late afternoon sunshine.

Merrion Lodge is located within walking distance of Blackrock Village where there is a variety of shopping facilities including two shopping centres. Also nearby are Stillorgan and Dundrum Town Centre. There is an excellent choice of a number of primary and secondary schools in the area to include Sion Hill School, Blackrock College, Willow Park School, St Michaels College, St Andrews, Mount Anville, Scoil St Theresa, Colaiste Eoin to name but a few.

For recreational facilities Deerpark with its 34 acres of woodland walks, childrens playground and Blackrock Park are both closeby. Blackrock Bowling and Tennis Club, Elm Park Golf and Sports Club, UCD Sport and Fitness Club and West Wood Club are just some of the clubs in the vicinity. The DART station in Blackrock is a short stroll away and the QBC bus routes running along the N11 provide easy and swift public transport to the City Centre.



## FEATURES

- Gas fired central heating
- Double glazed timber sash windows
- Original period features intact
- Driveway with off street parking
- Walking distance to Blackrock village
- Close to N11 & M50





## FLOOR PLANS

BER: D1 BER Number: 113655344

Approx. Size: 326 sq.m. /3,510 sq. ft.

Viewings: By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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## NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



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Subject to Contract/ Contract  
Denied/ Without Prejudice

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