

SOUTH HILL HOUSE

MERRION PARK, BLACKROCK



Co. Dublin

ACCOMMODATION

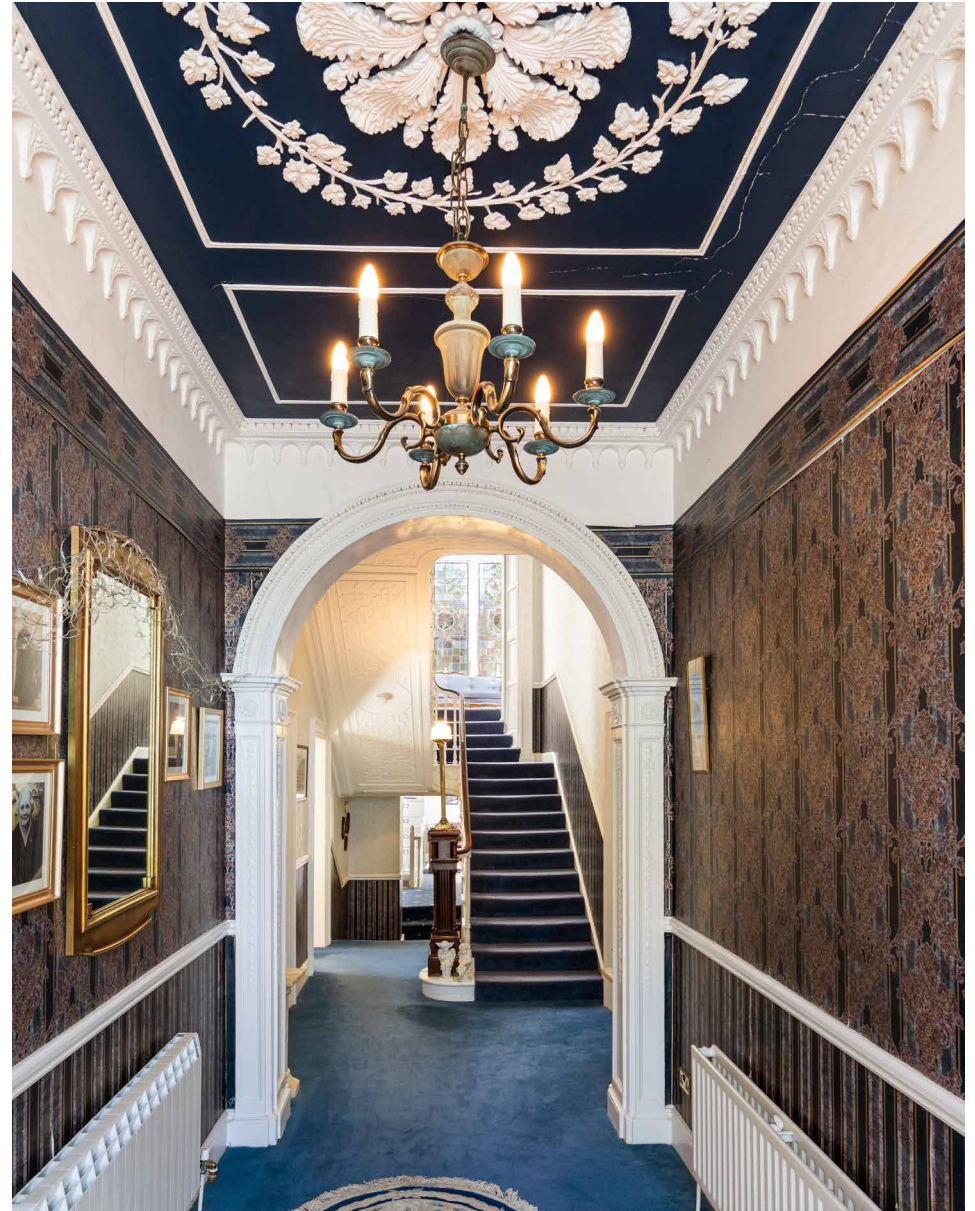


An extremely fine period property with an abundance of original features throughout. South Hill House has been upgraded over the years and is now found in good decorative order throughout. Well set back from Merrion Park behind dual entrance and gates and mature hedging there is a sizeable gravelled parking area for multiple cars and gated side access to the mature private garden. A wide flight of granite steps ascend to the attractive covered veranda and enclosed front porch leading to the front door.



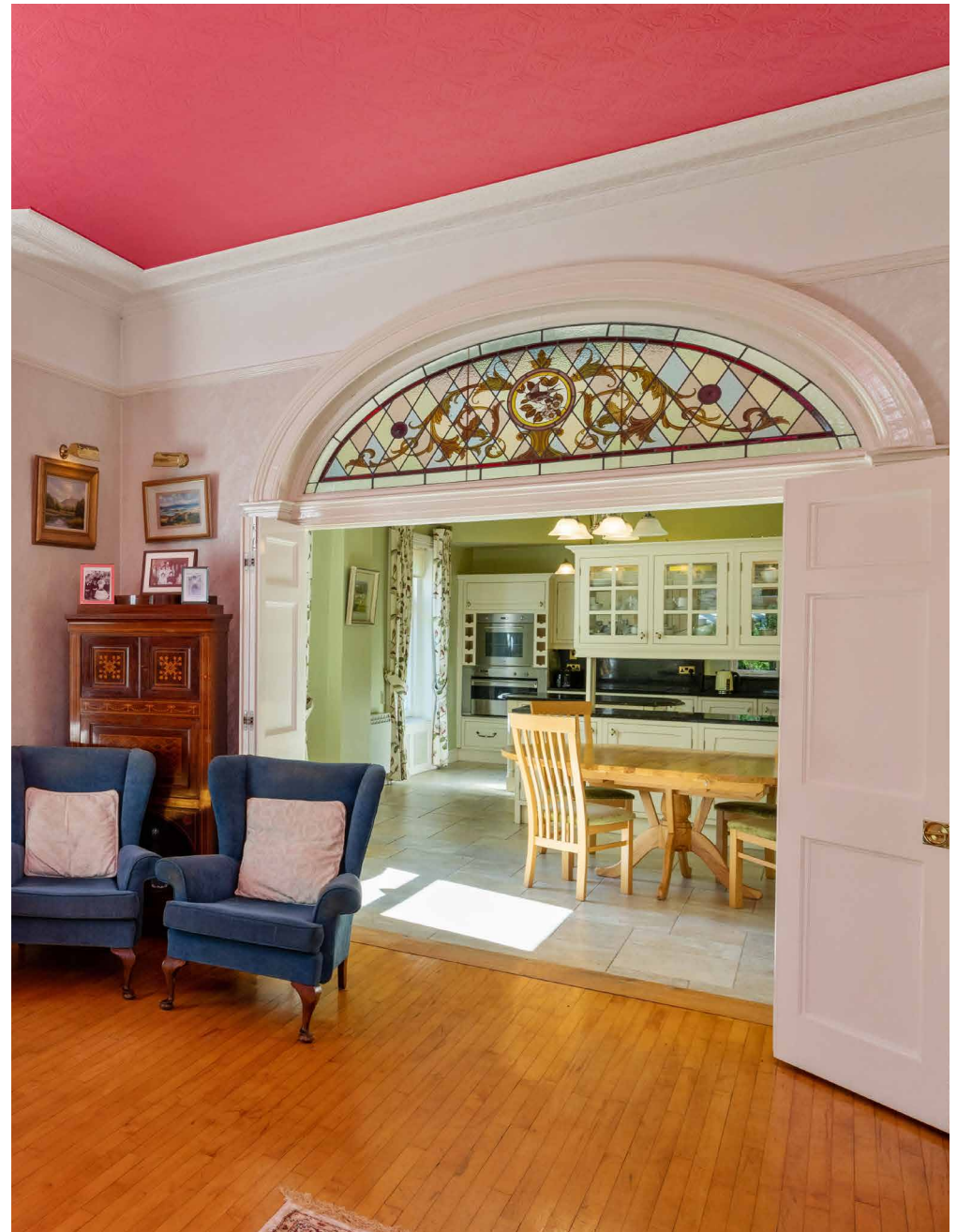
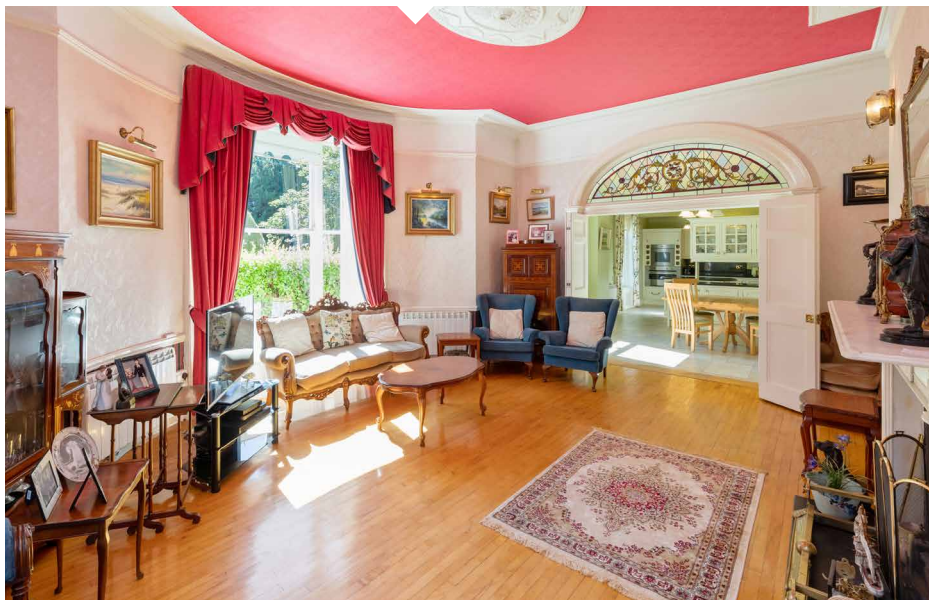
ACCOMMODATION

The impressive entrance hall really sets the tone for this grand family home with beautiful period detailing and a sweeping staircase ascending to an incredible conservatory with intricately designed stained glass windows.



To the left of the entrance hall is the dual aspect drawing room with feature bow window, marble fireplace and polished timber floors. Double doors lead through to the large kitchen breakfast room with cream painted timber cabinets, polished granite worktops and integrated appliances. To the right of the entrance hall is the dual aspect dining room with bay window, a marble fireplace and polished timber floors. This room opens into a smaller entertaining space with fireplace, ideal for pre-dinner drinks. A more informal living / tv room is located to the rear of the house while there is an office area with glazed ceiling at this level also. A guest WC completes the hall level accommodation. There are five large bedrooms on the first floor, three with en-suite bathrooms. All of the bedrooms have an abundance of storage while a family bathroom completes the upstairs accommodation.

Independently accessed from the side of the house there are two totally self-contained 2-bedroom apartments - each comprising about 1,000 sq. ft. The rental income potential on these apartments, which are ready to go, is circa. €40,000 plus per annum.



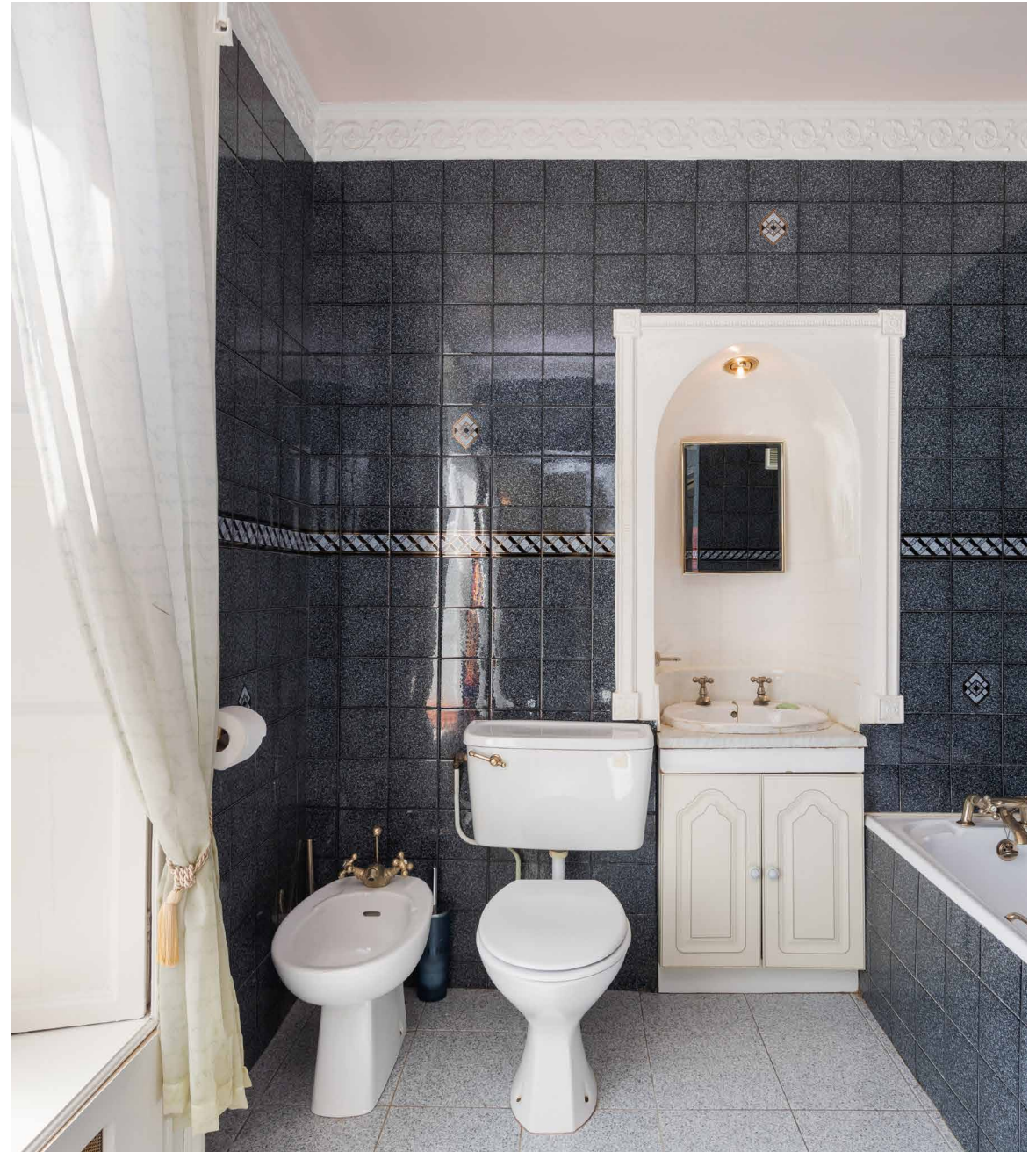






















GARDENS & LOCATION

The gardens of South Hill House are to the side of the property offering exceptional privacy thanks to mature planting. It is mainly laid out in lawn and offers a southerly aspect, an ideal suntrap. A pathway around the back of the house leads to a large concrete paved patio area to the right of the house. A further benefit includes the wonderful mature communal gardens of Merrion Park, maintained to a high standard by the active residents committee.

South Hill House is located in Merrion Park, just off South Hill Avenue in Blackrock. One of South Dublin's most desirable locations, Blackrock is in close proximity to a selection of well-established schools to include St. Andrews College, Blackrock Colleges, Loreto Foxrock, Mount Anville, Carysfort National School and Holly Park to name a few. It is also within easy reach of UCD and the Smurfit Business School.

There are many leisure attractions nearby including Blackrock Park, and the coastline while Deerpark with its 34 acres of attractive woodland walks, childrens' playground and tennis courts and the neighbourhood shops on The Rise are just across the N11. Blackrock Village is within walking distance and many other major shopping centres are also convenient such as Stillorgan Shopping Centre, Blackrock Centre and the newly extended Frascati Shopping Centre.

Public transport is extremely well catered for with the Quality Bus Corridor (46a,145,75,17 etc.) and Blackrock DART station both within walking distance as well as the M50 and Luas only a short drive away making the commute to the City Centre all the easier.





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DETAILS

BER: Exempt

Approx. Size:

Main House: 371.6 sq. m. / 6,038 sq. ft.

Garden Level Apartments: 186 sq. m. / 2,000 sq. ft.

Floor plans: Side entrance door to two apartments

Tenure: Freehold

Viewings: Strictly By Appointment

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find



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FEATURES

- Original period features throughout
- Timber sash windows with working shutters
- Two self contained apartments
- Recently fitted electric heating
- Off street parking for multiple cars
- Exceptionally private south facing garden
- Access to communal gardens of Merrion Park



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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FLOOR PLANS



