

Hamptons

INTERNATIONAL



Hilltop, Trees Road Lower, Mount Merrion, Co Dublin, A94

4  4  4 

GUIDE PRICE



£1,280,000

(€1,475,000)

Property details



Attributes

-  Private parking
-  Garden

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Description

4 bedroom house for sale Enjoying a prime Mount Merrion location, Hilltop stands as a Residence of Distinction. This fine and substantial fully detached home offers an unparalleled opportunity for the discerning buyer, presenting vast scope to reappoint and customise the exceptionally spacious accommodation to one's bespoke taste if desired. Seamlessly blending grandeur with modern sustainability, the property already benefits from an excellent, highly efficient C1 Building Energy Rating, ensuring comfort and environmental mindfulness accompany its impressive scale. The property itself offers highly versatile accommodation thoughtfully arranged over two expansive levels. A welcoming entrance porch opens into a grand reception hall, leading to a stately formal reception room positioned at the front of the residence. To the rear lies a notably large kitchen and breakfast room, which flows effortlessly into a bright sunroom overlooking the grounds. On the right wing, a further elegant reception room connects to a light-filled conservatory, alongside a substantial converted suite that currently features a comprehensive wet room with a shower, twin sinks, and a WC. Enhancing the property's immense potential, the left wing hosts a two-storey extension, comprising a less formal secondary entrance hall with loft-ladder access to two versatile upper rooms—ideal for a variety of uses. The upper level of the main residence is accessed via a staircase from the principal hall, opening onto a landing. This floor hosts four generously proportioned bedrooms, including a principal en-suite, a main family bathroom, and a separate, dedicated shower room. Completing this level is a front-facing home office, providing a quiet and sophisticated environment for remote work. The manicured gardens surrounding the residence are a true highlight, emphasizing the property's impressive scale and privacy. Set securely behind a gated entrance, the expansive front garden and forecourt offer ample secure parking, framed by lawns, mature trees, and landscaped borders. Dual side access leads to the rear garden—measuring approximately 12m x 12m—which boasts extensive lawns, sun-drenched patio areas, mature shrubbery, and a practical storage shed, offering a private oasis for outdoor entertaining. Given the size of the front and side gardens this home may appeal to those who would benefit from additional parking, for example it would host many cars, a boat, jet ski or even a camper van easily. The prestigious Mount Merrion location offers an enviable lifestyle of unparalleled convenience. Stillorgan Village, the Quality Bus Corridor (QBC), and a selection of the region's finest schools are all within easy walking distance. Furthermore, the spectacular 32-acre parklands of Deer Park are just around the corner, while an array of premium local amenities—including a pharmacy, Supervalu, a boutique flower shop, and artisan coffee shops—are right on your doorstep.

Porch Leading to the entrance hall. Hall 3.5m x 2.2m With accommodation off and stairs to first floor level. Living Room 5.25m x 4m Front facing reception room with gas fire and TV point. Kitchen / Breakfast Room 7.5m x 3.2m Very large area comprising a High Gloss kitchen with floor and eye level units, tiled floor and recessed lights. Breakfast area with door leading to the sunroom. Sunroom 6m x 3m Overlooking the rear garden with double doors leading into same. Stone floor. 4 Velux roof windows. Workroom 4m x 2.6m Located off the sunroom, this is an ideal hobby room. Sitting Room 5m x 2.75m Front facing reception room with timber floors. Conservatory off. Conservatory 3.15m x 3m Overlooking the garden and with double doors leading to same. Tiled floor. Oversized Shower Room 4m x 2.8m Originally a further reception room, in recent years this room was converted to a shower room with a basic wet-room style shower, twin sinks and a toilet. Tiled floor. Landing With accommodation off. Bedroom 1 3.2m x 2.95m Rear facing bedroom with fitted wardrobes and ensuite off. Ensuite 2.3m x 1.35m With shower, wc & whb. Bedroom 2 3.5m x 2.9m Front facing bedroom with fitted wardrobes. Bedroom 3 2.95m x 2.85m Front facing bedroom with a fitted wardrobe. Bathroom 3m x 1.65m Plumbing in place for a bath. Sink & wash hand basin. Bedroom 4 3.2m x 2.9m Rear facing bedroom with fitted wardrobe and a Velux roof window. Shower Room 2m x 1.3m Shower, wc & whb. Office 2.8m x 2.75m Front facing room overlooking the garden and area. Ceiling height 2.2m Side hall 3.2m x 2.6m Separate side access, tiled floor, shower room off. Loft style ladder leading to the landing above. Loft Room 1 3.2m x 2.6m Front facing room. Loft Room 2 5.7m x 2.56m Rear facing room with some fitted kitchen units. Gardens Large gardens surround the property. The front garden has a gated entrance which opens to a forecourt with ample off street parking. To the left are raised beds with plants and shrubs, while to the right are lawns with trees and plants. Side entrances lead from the front to the rear which is approximately 12m X 12 m, has hedging, lawns, a patio area, greenhouse and shed.





























Floor plan



FOR ILLUSTRATION & DISCUSSION PURPOSES ONLY - NOT EXACT OR TO SCALE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



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