



25 The Elms, Mount Merrion Avenue,
Blackrock, Co. Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D2



For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this large (47sq.m/506sq.ft) one bedroom top floor apartment. Throughout, this dual aspect apartment benefits from good proportions and excellent light. In good condition having benefited from upgrade works this property would make an ideal bijou residence or superb turn key investment for the right buyer. The property is located in the highly prestigious development of 'The Elms' in the heart of Blackrock. This leafy gated enclave with extensive landscaped gardens is just a short walk from a plethora of amenities.

The accommodation briefly comprises of a hall, large living area with sliding doors to the spacious balcony and a cosy solid fuel fire, bright dining area with south facing window and well laid out kitchen. There is a large double bedroom with built in storage and a spacious bathroom.

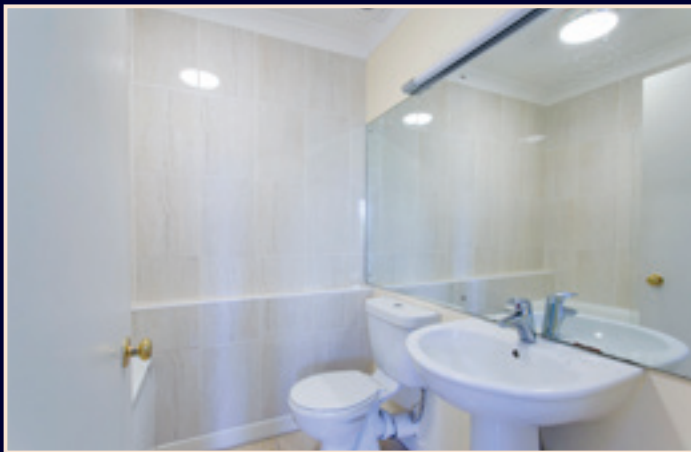
The Elms is an exclusive development located just off the N11 (QBC) and within a leisurely stroll of the seafront in Blackrock and also the wide range of shops and eateries of the village. There are also numerous shopping centres in close proximity including Blackrock, Stillorgan and Monkstown. The N11 (QBC) with various bus routes and the Blackrock Dart Station all provide easy access to the City Centre.

Viewing is highly recommended.

SPECIAL FEATURES

- » Top floor apartment
- » Prime Blackrock location.
- » Private Gated Development
- » Modern efficient Gas boiler
- » Full length Mirrored wardrobes
- » Open Fire Place
- » Large Balcony
- » C. 47sq.m/506sq.ft
- » Beautiful landscaped communal gardens.
- » Secure parking
- » Semi Solid wood floors
- » Excellent transport links DART, QBC and N11





ACCOMMODATION

ENTRANCE HALL

3.61m (38'86") x 0.99m (10'66")

Semi solid wood floor, Intercom, 2 lamp ceiling light, door to storage cupboard, efficient gas boiler.

LIVING AREA

4.17m (44'89") x 4.05m (43'59")

Bright spacious room with Semi solid wood floor, solid fuel fireplace with granite hearth & large sliding door to a spacious balcony, 3 lamp ceiling light, Thermostat, TV. point.

DINING AREA

1.81m (19'48") x 3.56m (38'32")

Semi solid wood floor with 3 lamp ceiling light.

KITCHEN

1.79m (19'27") x 2.57m (27'66")

Built in wall and floor units, tiled floor, part tiled walls, Thor oven, Jetair extractor fan, stainless steel 1.5 sink with draining board, plumbed for washing machine, 2 lamp ceiling light.

BEDROOM

3.09m (33'26") x 3.44m (37'03") (max)

Bright double room with Semi solid wood floor, large wardrobe with mirrored sliding doors, 3 lamp ceiling light, TV. point.

BATHROOM

1.96m (21'09") x 1.81m (19'48")

Tiled floor, part tiled walls, bath with bath/shower mixer tap, glass shower screen, pedestal sink, w.c., large mirror, extractor fan, Noirot convector heater, towel ring, ceiling light with shade.

BALCONY

4.42m (47'58") x 1.5m (16'15")

Large tiled balcony with glass and steel rail.



PARKING

Secure car parking

MANAGEMENT COMPANY

Mount Merrion Elms Management Ltd
Service Charge €2452 per annum
(discount to €2163 if fully paid by end of July)

BER DETAILS

BER: D2
BER number: 104990205
Energy Performance Indicator:
263.13 kWh/m/yr

DIRECTIONS

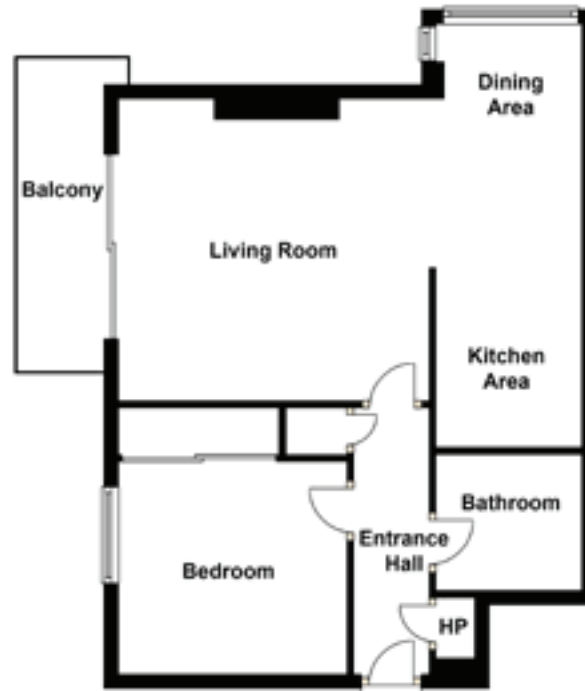
From the N11 proceed down Mount Merrion Avenue,
The Elms is the third turn on the right.

VIEWINGS

Strictly by prior appointment only with sole selling
agents, Hunters Estate Agent, Dalkey on 01 275 1640
or
Email: info@huntersestateagent.ie

FLOORPLANS

Not to Scale. For Identification Purposes Only.



HUNTERS

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PSRA Licence no: 001631

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