



5 Owenstown Lodge, Mount Merrion, Co Dublin A94H681

Beirne
& Wise

For Sale By Private Treaty



Number 5 is a beautifully presented, first floor apartment extending to 42 sq.m. approx. It enjoys a prime position in the centre of the building with wonderful views over the mature grounds and trees to the front of the building. There is a great sense of light and air with the floor to ceiling windows which double as doors in both the living room and bedroom, opening to Juliet balconies.

It enjoys an excellent location just off Fosters Avenue at Owenstown Park, which is a side entrance to UCD. The location needs little introduction with a selection of well-established schools nearby. The educational and leisure facilities of UCD are close by as are the wonderful parklands of Deer Park with its breath taking views over Dublin Bay. There is a selection of local specialty shops with bijou coffee shops and eateries. Only slightly further afield is the much acclaimed Dundrum Town Centre as well as Stillorgan and Frascati Shopping Centres in Blackrock. The QBC along the N11 provide and the UCD routes reliable and speedy access to the city centre, cross city and beyond. The M50 is also easily accessible from here.

The bright and well-proportioned accommodation comprises of a living/dining room, fully fitted kitchen, a double bedroom, bathroom and a storage closet/hot press.

Special Features

- Bright, well-appointed first floor apartment
- Excellent location just off the top of Fosters Avenue
- Double glazed windows
- Security Intercom
- Electric central Heating
- Car space with visitor parking
- Multiple transport links with N11 QBC and UCD
- Floor area 42 sq. m.

Accommodation

ENTRANCE HALL

Inviting Hallway with a tiled floor, closet with hot press and access to the other rooms.

LIVING/DINING ROOM

4.16m x 3.21m

This is a generous size room with room for dining and sitting. It has wooden flooring, tall windows opening to a Juliet balcony with lovely outlooks and is open to the kitchen.

KITCHEN

2.18m x 2.16m

This has a tiled floor, wall and floor units with an electric oven, hob and extractor fan with a sink unit with a tiled splashback. It is plumbed for a washing machine/drier and a dishwasher.





BEDROOM

4.04m x 3.05m

This is a good size double room with wooden style flooring, fitted wardrobes and shelving and full height windows/doors open to the Juliet balcony with lovely views to the front of the building.

BATHROOM

Superbly appointed with a large corner shower unit, wc and whb. There is a tiled floor and part tiled walls.

OUTSIDE

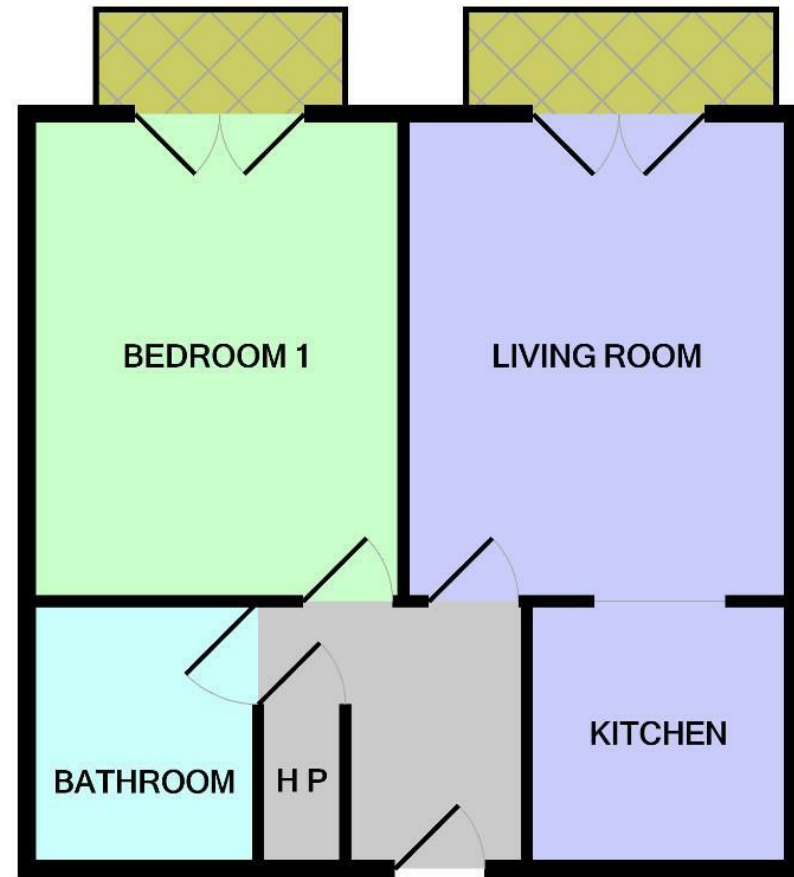
Owenstown Lodge is a small development discreetly located off Owenstown Park which is the side entrance to UCD off the top of Fosters Avenue. The tree lined avenue leads to the mature grounds of Owenstown lodge. There is ample resident and visitor parking with a variety of large mature trees with a lawn area. It is 2 minutes' walk to the extensive grounds of UCD ideal for walking.

BER

Number 103337994

Output 350.58 kWh/m2/yr





**Beirne
& Wise**

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.