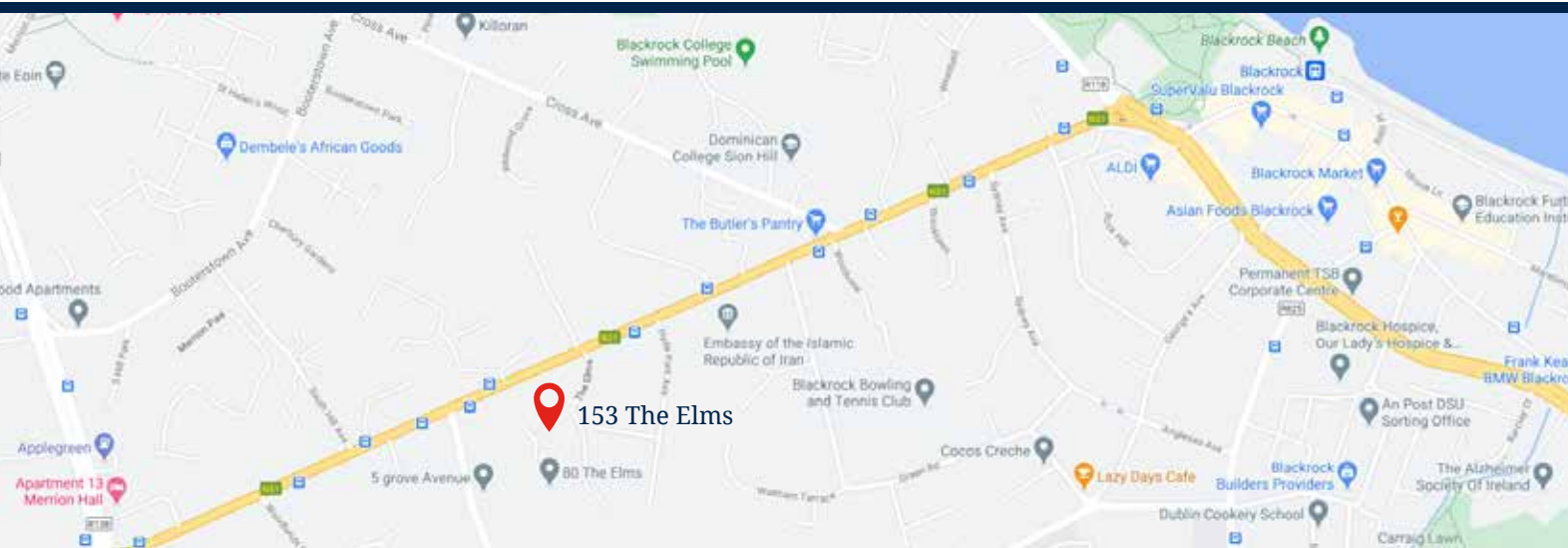


153 The Elms
Mount Merrion Avenue
Blackrock
Co. Dublin

Size and dimensions are approximate, actual may vary.



BER Details

BER B3

Ber Number 111459327
Energy Performance Indicator:
136.47kWh/m2/yr
PSRA Licence Number: 002226

Viewing

Strictly by appointment only
through sole agents
McNally Handy & Partners.

Contact

John McNally
johnm@mcnallyhandy.ie
Tel: 01-664-0201
Mob: 0862562783

Carley Fahey
01 664 0206
carley@mcnallyhandy.ie

**McNally
Handy**



mcnallyhandy.ie

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

For Sale by Private Treaty Fully Modernised and Refurbished Three-Bed Apartment



153 The Elms Mount Merrion Avenue Blackrock Co. Dublin

BER B3

**McNally
Handy**

153 The Elms Mount Merrion Avenue Blackrock Co. Dublin

For Sale by Private Treaty

McNally Handy are delighted to present to the market a unique opportunity to acquire a fully modernised and refurbished three-bed apartment located within a gated development, The Elms. 153 The Elms boasts approx. 154 sqm (1,657.66sqft) of living accommodation located on the first floor accessed via a flight of stairs. All the rooms are bright, spacious and welcoming. The apartment has the added benefit of two balconies which overlook the mature communal grounds.

The welcoming entrance hallway gives access into the lavish living room/ dining area with newly fitted Mountain Oak grey timber flooring, feature fireplace and sliding doors leading to the south west facing balcony giving the new owner an opportunity to soak up the sun. The kitchen has been fully modernised to provided integrated appliances along with excellent built-in storage units, pantry and utility room. The master bedroom is complete with en-suite, built in Sliderobes. The two additional double bedrooms are cheerful and spacious, the deluxe family bathroom adds the finishing touches to the apartment.

Location

Located off Mount Merrion Avenue in the popular Elms residential development. The development is wonderfully positioned within close proximity to both Blackrock and Stillorgan villages, which are a leisurely stroll away and where there is an abundance of shops, cafés, restaurants and recreational amenities. There are a host of primary, secondary schools and colleges located close by. The area is well serviced by various bus routes located on the N11 Bus Corridor (46a, 145 etc) along with the DART in Blackrock.

**McNally
Handy**



Accommodation

Entrance Hall: With timber flooring, cloak storage and video intercom which leads into:

Living/Dining Room: Bright and spacious, timber flooring, Adam style fireplace with gas fire, southwest facing balcony with views over communal gardens

Kitchen: Recently fitted by Kitchen World kitchen, plentiful cupboard space, integrated appliances to include eye level Teka oven, grill and microwave, 4 plate electric hob, full height fridge/freezer and dishwasher.

Utility Room: Fully plumbed for washing machine and additional shelving

Master Bedroom: Large bright and spacious double bedroom with two Sliderobes,

Ensuite: fully tiled, shower with rainfall showerhead, heated towel rail, wc & wash hand basin

Bedroom 2: Double bedroom, built in wardrobes & bookshelves and carpet

Bedroom 3: Double bedroom, built in wardrobes, bookshelves and timber flooring with access onto balcony

Family Bathroom: Partially tiled, shower with rainfall showerhead, heated towel rail, wc & wash hand basin

Features and Services

- Fully refurbished and modernised
- Convenient location
- Exclusive gated development
- Communal car parking
- Gas fired central heating (recently installed boiler)

Management :

Service Charge 2021: €2,750

Title: Long Lease Hold