

# For Sale

Asking Price: €625,000

Sherry  
FitzGerald



8 The Mullins Wing, Linden Square, Grove  
Avenue, Blackrock, Co. Dublin, A94 VK29

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Floor Plan



8 The Mullins Wing is a stunning, walk in condition apartment located in a converted listed building, nestled away in the Linden development in walking distance of the highly sought after Blackrock village. This exceptional apartment is presented in wonderful decorative order with a seamless blend of original period features and modern contemporary style.

This unique home with elegant period features, wonderful high ceilings, sash windows and hand carved exposed beams, blending with modern touches such as the large fitted kitchen and bathrooms and with ample storage space.

The approach to the property is outstanding through stunning large solid wood doors to the front of the building, with wide dramatic entrance hall and lift access to the second floor. Once in through the period panelled front door the accommodation comprises of; a bright entrance hall leading to both living and bedroom accommodation. The impressive living room must be seen to be fully appreciated with high ceilings, two large, South facing sash windows, flooding this elegant room with natural light and ventilation. The living room connects through a glass panel door into the kitchen, giving it the perfect flow for modern family life. The large kitchen also benefits from two large South facing sash windows again bringing in plenty of light. The kitchen which has ample work top space and integrated oven also has further room for a large dining table for entertaining and family gatherings. The bedroom accommodation boasts an exceptionally large main double bedroom with extensive built in wardrobes, high ceiling, a large sash window and carpet flooring. The ensuite bathroom is spacious with a bath and shower and modern fixtures and fittings. The second bedroom fits a double bed and with fitted wardrobes it is perfect for a guest bedroom or extra accommodation. The large family bathroom with walk in

shower completes the accommodation in this wonderful home.

The Mullins Wing is situated off one of the most sought after roads in Blackrock being only minutes away from the delightful Blackrock village with its array of cafes, bars, quaint boutiques and enjoyable coastal walks. The development is also adjacent to Blackrock & Stillorgan Village with the vast range of recreational facilities and amenities. The transport links could not be more convenient with the N11, QBC providing regular bus routes into the city. This apartment is within walking of Smurfit Business school and UCD. Both the DART and the Luas are also close to hand, as is the Aircoach & M50.

#### SPECIAL FEATURES

- Stylish two bed top floor apartment
- Period features such as high ceilings and sash windows
- High spec fixtures and fittings
- Onsite security and fulltime caretaker
- Turnkey condition
- Spacious accommodation
- Excellent storage
- Two underground designated parking spaces within close proximity
- Ample visitor parking
- Beautifully maintained development
- Close to transport links
- Easy access to Blackrock and Stillorgan Villages
- Service Charge: €4,198 pa approx.



## ACCOMMODATION

Floor Area: 96sq.m. / 1,033sq.ft. approx.

**Entrance Hall** Spacious hallway with laminate flooring, high ceiling, cloakroom with built in shelving.

**Living Room** Exceptionally large living room with period South facing sash windows, laminate wood flooring, feature oval shape alcoves, high ceilings. Glass door leading to kitchen.

**Kitchen** Bright open kitchen with two large South facing sash windows, tiled flooring, integrated oven and four ring gas hob, washing machine, dryer, double size American style fridge freezer, dishwasher, stainless steel sink and tap, tiled backsplash. Dining space for large dining table and six chairs.

**Main bedroom** Very large double bedroom with carpet flooring, extensive built in wardrobes for two people, additional storage room with built in shelving. Large South facing sash window. Door to en suite bathroom.

**En suite bathroom** Spacious en suite bathroom with bath and shower, floor and wall tiling, wall mounted mirror and shelf. Towel rail and WC.

**Double bedroom** Double bedroom with carpet flooring, built in wardrobes, large South facing window.

**Main Bathroom** Spacious bathroom with floor and wall tiling, walk in shower, wash hand basin, mirror, towel rail.

## GARDEN

There is a designated underground parking space which is within close proximity of the property itself. The apartment is set amongst beautiful communal grounds which include a water feature, sleeper beds and plenty of pathways and secluded relaxation areas.

## BER

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