

BER D1



75 Merrion Village  
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY



## 75 Merrion Village, Ballsbridge, Dublin 4

### Features

- Superbly located in mature, gated development off the Merrion road
- Generous living accommodation including feature first floor living room opening to balcony
- Highly convenient location adjacent to local shops, QBC & Sydney Parade DART station
- Ballsbridge and Sandymount villages within easy access.
- Rear garden approx. 8m. (26ft.) with pedestrian rear access.
- Off-Street car parking.
- Electric Heating
- Floor area approx. 131sqm (1,410sqft)

Superbly located in a highly convenient mature, gated development, a most appealing townhouse enjoying generous accommodation, rear garden with pedestrian access, feature balcony from the living room and off-street car parking.

No. 75 is quietly positioned to the rear of this popular development and is ideal as both a family home or for those trading down. The accommodation extends to approx. 131sqm (1,410sq. ft) and features an impressive first floor living room which opens to a generous balcony. The living accommodation further comprises kitchen/breakfast room, guest w.c., separate dining room which opens to an appealing sunroom overlooking the rear garden. There are three bedrooms with the master en-suite being on the ground floor.

The location of this impressive townhouse is unparalleled being situated opposite the Merrion Shopping Centre and tucked away off the Merrion Road. The development has attractive grounds that are well maintained. There are numerous public transport links in the immediate area including the QBC on the Merrion Road and the Sydney Parade DART station. St. Vincent's University Hospital is opposite the development, while Sandymount Strand is within easy walking distance from the property and provides stunning views and interesting walks.



## Accommodation

**Reception Hall:** 2.35m x 6.15m (7'9" x 20'2") with downstairs storage

**Dining Area:** 2.8m x 3.7m (9'2" x 12'2") Marble fireplace with timber surround. Raised marble hearth and an arch through t

**Kitchen/Breakfast Room:** 1.8m x 5.85m (5'11" x 19'2") the kitchen is fitted with a range of presses, cupboards, drawers, worktop, one and a half bowl stainless steel sink drainer unit, four ring hob, extractor hood over, tiled splashback, integrated double oven and plumbing for dishwasher. Door to rear garden.

**Sunroom:** 2.65m x 4.65m (8'8" x 15'3") with part-vaulted ceiling, overlooking the rear garden.

**Bedroom 1:** 3.15m x 3.6m (10'4" x 11'10") plus a bay window, arch to

**Dressing Area:** with mirrored back wardrobes. Door to

**En-Suite:** Comprises shower, WHB, WC and tiled floor.

## Upstairs

**Sitting Room:** 4.7m x 5m (15'5" x 16'5") with marble fireplace, marble surround, marble hearth and door to

**Balcony:** 4.8m x 1.4m (15'9" x 4'7") facing south east, flagstones & raised flowerbox

**Bedroom 2:** 2.55m x 2.95m (8'4" x 9'8")

**Bedroom 3:** 2.1m x 3.95m (6'11" x 13')

**Landing:** With storage cupboard, access to attic and door to

**Bathroom:** Comprises bath and shower attached, WHB, WC, partly tiled walls.

**Outside:** The front garden bordered by mature shrubs, bushes and plants. Off-street car parking.

The rear garden (approx. 8m./26ft.) is fenced laid out largely in lawn, bordered by flowerbeds, shrubs and bushes. Pedestrian rear access.

## BER Information

BER: D1.

BER No.: 116410424.

EPI: 244.3 kWh/m<sup>2</sup>/yr

## Eircode

D04 E3V2

## Management Company

Petra Management

## Service Charge

Approx €400 per annum



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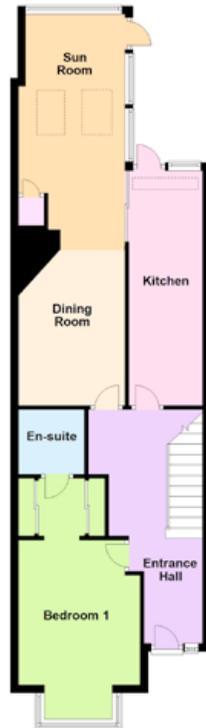
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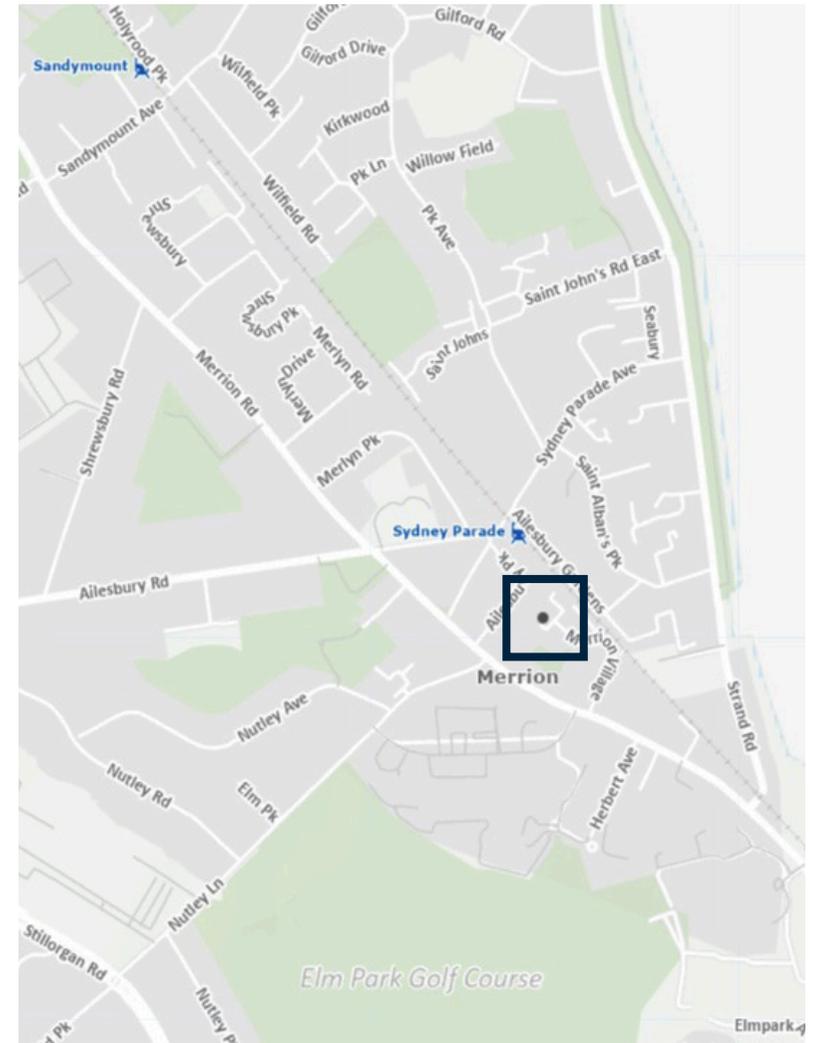
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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