

Llandaff Terrace

ELMPARK GREEN, MERRION ROAD, DUBLIN 4

... Homes of Distinction



Llandaff Terrace

ELMPARK GREEN, MERRION ROAD, DUBLIN 4

Llandaff Terrace is a terrace of eight elegant double fronted town houses, which have been beautifully and sympathetically restored. These unique homes boast many features including high ceilings.

The town houses are set back from the Merrion Road bordered by a railing and mature planting which offers privacy. Each house has the benefit of two car parking spaces.

The terrace consists of the following:

1 x 4 bedroom town house

×

1 x 3 bedroom town house

×

6 x 2 bedroom town houses



Exceptional Amenities...

PRIME LOCATION

Located on Merrion Road in the heart of Dublin's prestigious Dublin 4, Llandaff terrace has a host of amenities within easy reach.

The villages of Blackrock, Sandymount and Ballsbridge are within walking distance, each with a bustling village atmosphere with an array of shops, restaurants, cafes and pubs making it an attractive place to visit. Close by you will also find the Aviva Stadium and the RDS. The immediate area is also home to Wanderers Rugby Club, Elmpark Golf and Sports Club, Donnybrook Lawn Tennis Club and Sandymount Strand.

Many of Dublin's top schools are also located close by including St. Andrews, Blackrock College, Willow Park, St. Conleth's, St. Michaels, Sion Hill, Teresian School and Booterstown National School. There are several Universities, third level colleges and hospitals in the immediate vicinity including St. Vincent's University and Public Hospital, Blackrock Clinic, University College Dublin, Trinity College Dublin and Royal College of Surgeons all within easy reach.

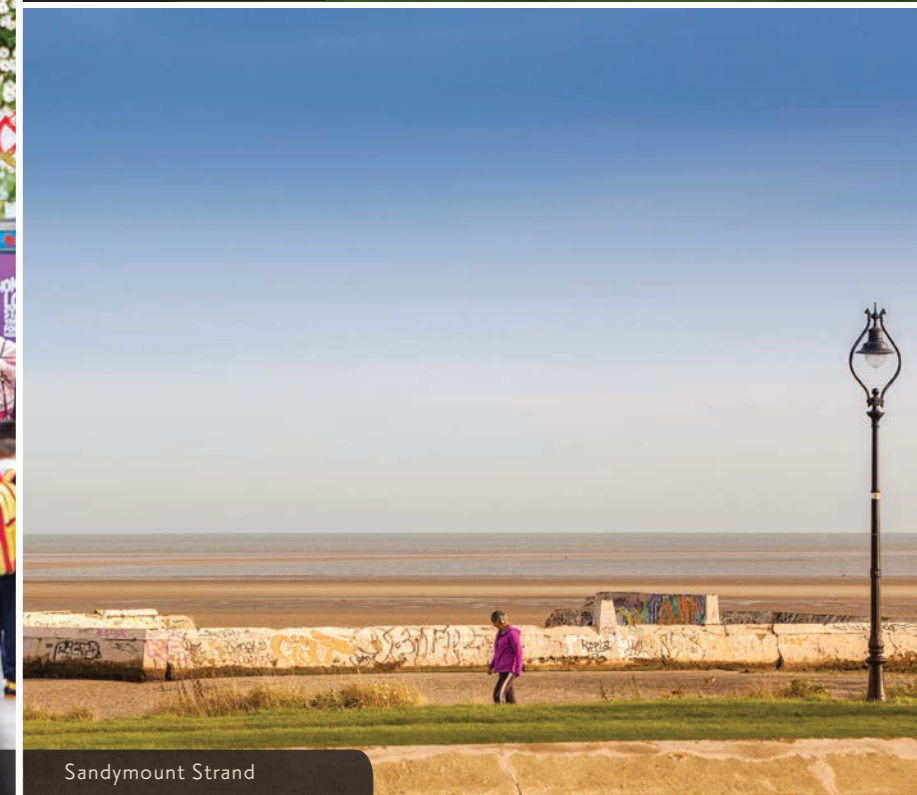
Quality shopping facilities are located nearby in Blackrock, Frascati and Merrion Shopping Centres.



Ballsbridge



Aviva Stadium



Sandymount Strand





Dublin Bus



Boooterstown DART Station



TRANSPORT AND LOCATION

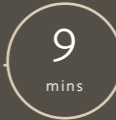
Situated on the Merrion Road, close to the DART and N11, LLandaff Terrace's location in Dublin 4 is one of its major attractions. Both the Merrion Road and N11 dual carriageway offer direct access to and from the city centre. The N11 also features a Quality Bus Corridor (QBC) that provides public transport links to the City, North, South and other surrounding areas. Also on your doorstep is the Aircoach which takes passengers to Dublin Airport via the Port Tunnel.



Walking Time



Dublin Bus Stop



Sandymount Strand



Boooterstown DART Station



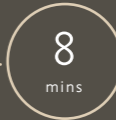
Sydney Parade DART Station



Boooterstown DART Travel Times (Every 10 min at peak times)



Ballsbridge



Grand Canal Dock



CBD



IFSC



Travel Times by Car (inside of peak hours)



City Centre



Port Tunnel



Dublin International Airport



Extraordinary...

SPECIAL FEATURES

Exterior

Double fronted Period houses

Low maintenance west facing city rear gardens

Cast iron gutters and down pipes

Full render exterior

Slate roof

Double glazed windows



Kitchen / Utility

Fully fitted bespoke designed kitchens to maximise the unique features of each of the townhouses

Including integrated electrical appliances fridge freezer, electric oven and hob, dishwasher, and extractor hood and fan



Flooring

All flooring included

Wardrobes
Fitted wardrobes to all bedrooms
×
Bathroom
Separate Guest WC
All bathrooms are fitted with high quality white sanitary ware throughout
Some bathrooms include a separate standalone shower*
Separate shower room to 4 bedroom house
Wall and floor tiles to all bathrooms
×
Electrical
Smoke heat and carbon monoxide detectors fitted
All houses are wired for Broadband, TV and Phone
Intruder alarm fitted
×
Doors and Ironmongery
Internal solid timber doors with polished chrome ironmongery

*Included in units 209 & 217 only.

Heating
Gas fired central heating
×
Outside Rear City Garden
Rear city gardens are landscaped including hard paving
Gardens include an array of specimen plants and shrubs
×
Common Areas
Extensive landscaping
×
Car Parking
Two designated car parking bays to each house



4 BEDROOM HOUSE



4 BEDROOM HOUSE



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4 BEDROOM HOUSE



4 BEDROOM HOUSE



2 BEDROOM HOUSE



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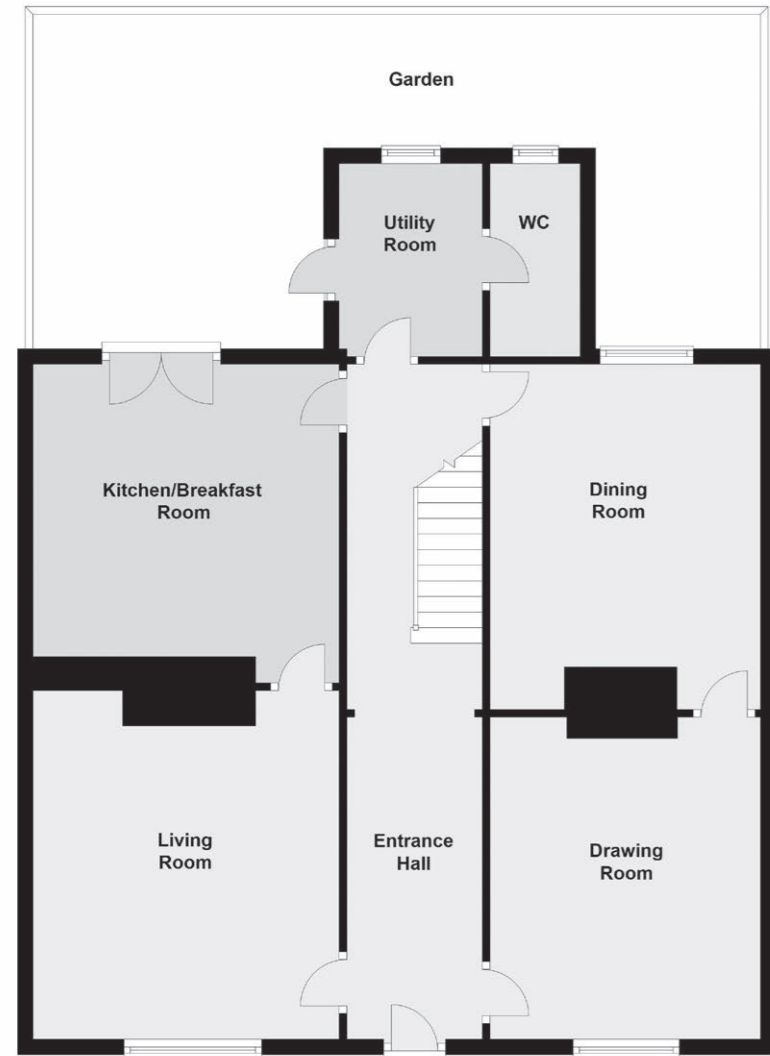
2 BEDROOM HOUSE



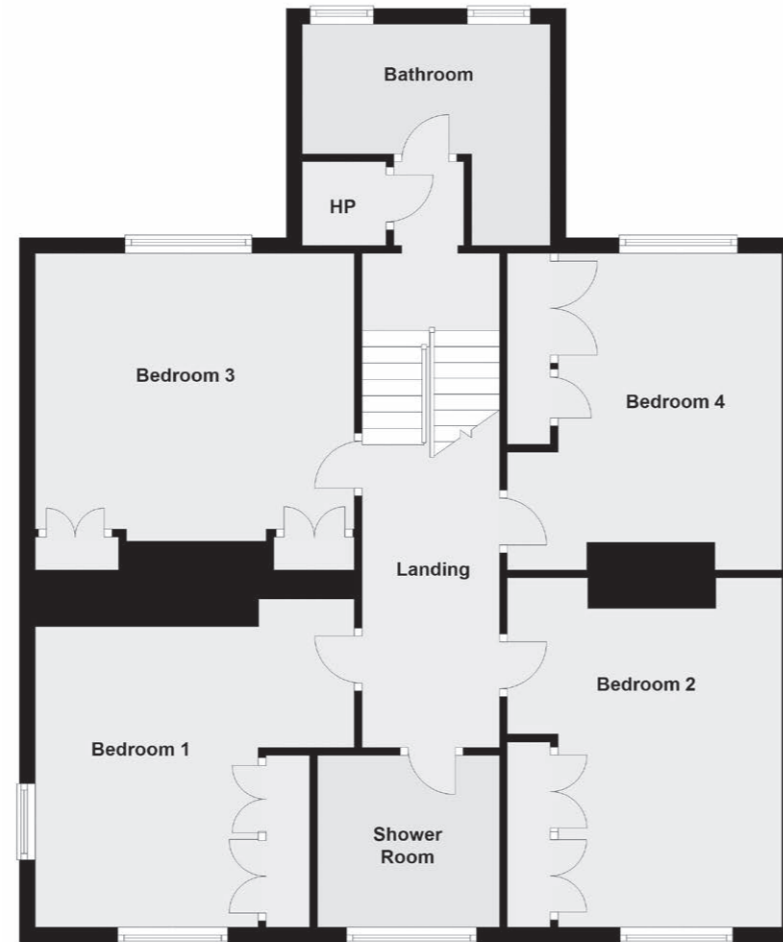
2 BEDROOM HOUSE

4-BEDROOM HOUSE

NO. 207 ✕ OVERALL SIZE 185 SQ.M. (1,991 SQ.FT.) ✕ CITY GARDEN 44 SQ.M.



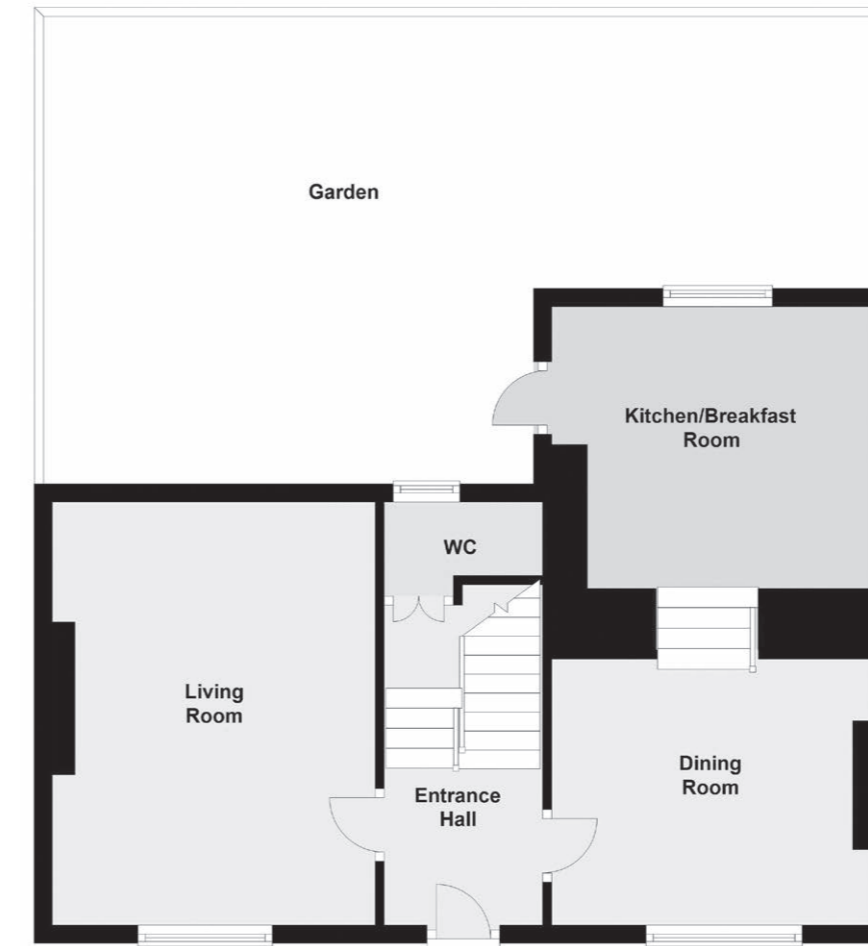
Garden Level



First Level

2-BEDROOM HOUSE

NO. 209 ✕ OVERALL SIZE 93 SQ.M. (1,000 SQ.FT.) ✕ CITY GARDEN 50 SQ.M.



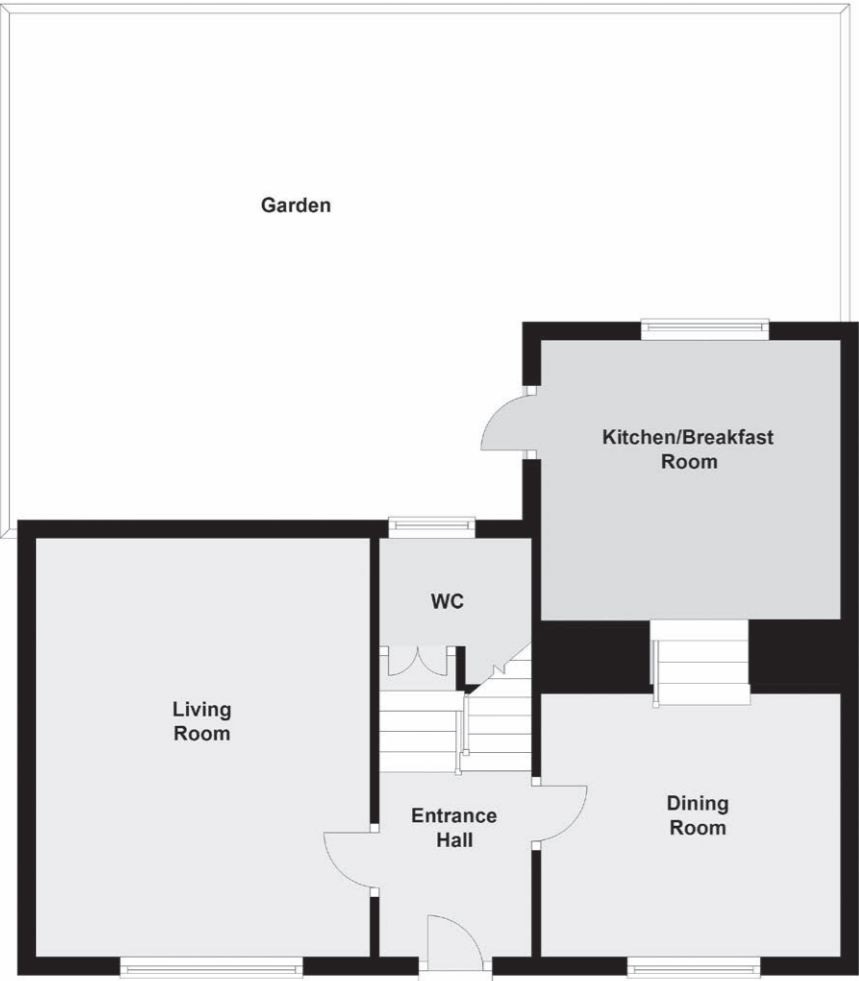
Garden Level



First Level

2-BEDROOM HOUSE

NO. 213 ✕ OVERALL SIZE 90 SQ.M. (970 SQ.FT.) ✕ CITY GARDEN 53 SQ.M.



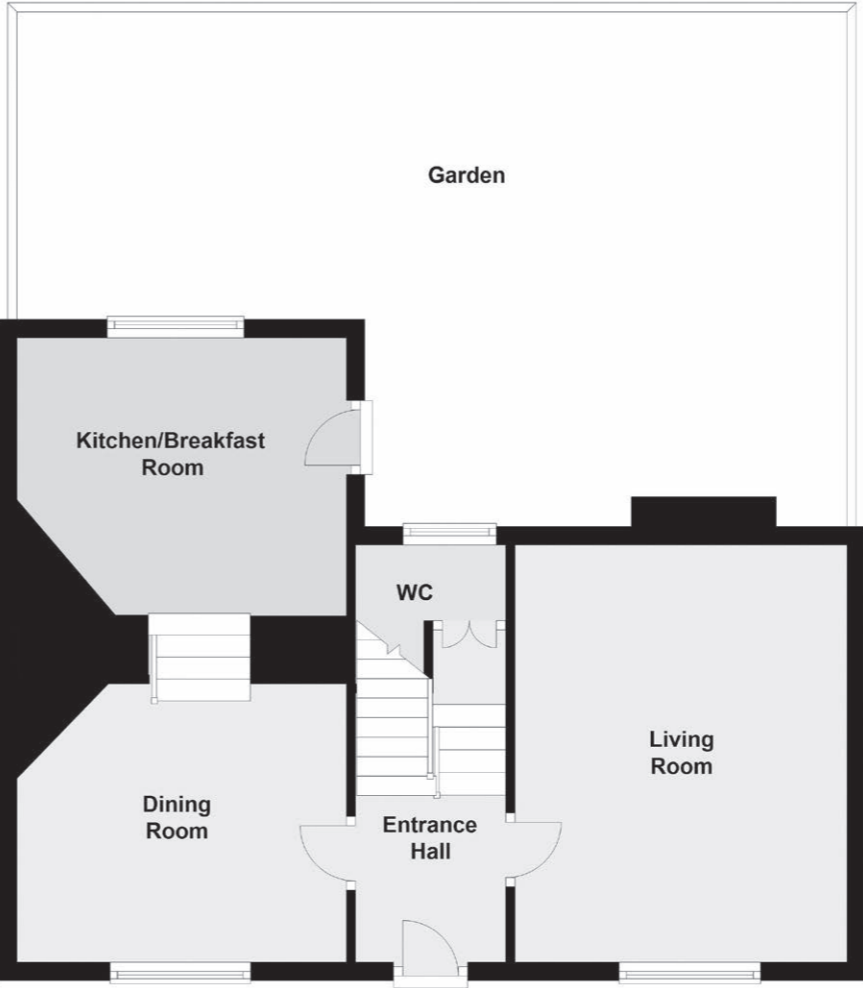
Garden Level



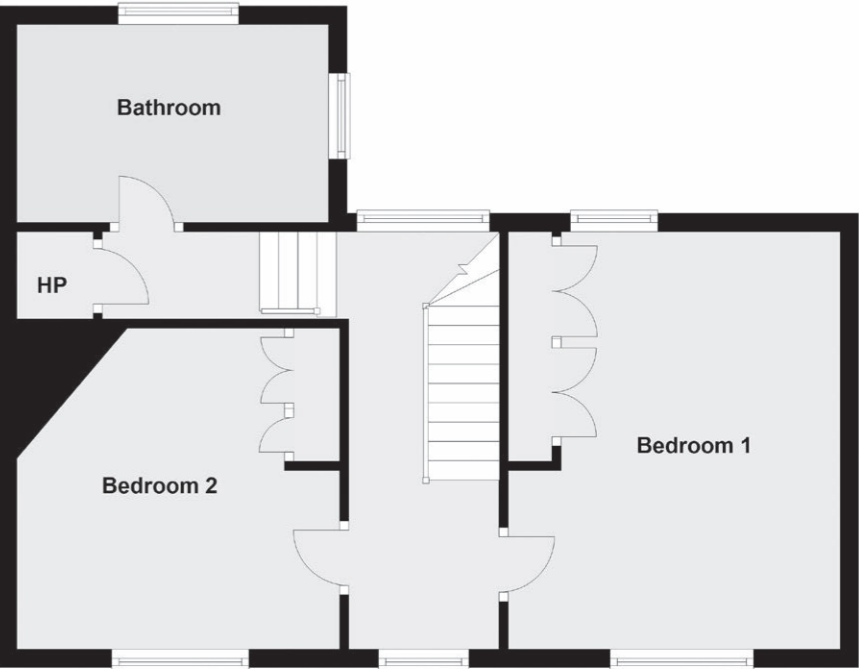
First Level

2-BEDROOM HOUSE

NO. 215 ✕ OVERALL SIZE 95 SQ.M. (1,022 SQ.FT.) ✕ CITY GARDEN 54 SQ.M.



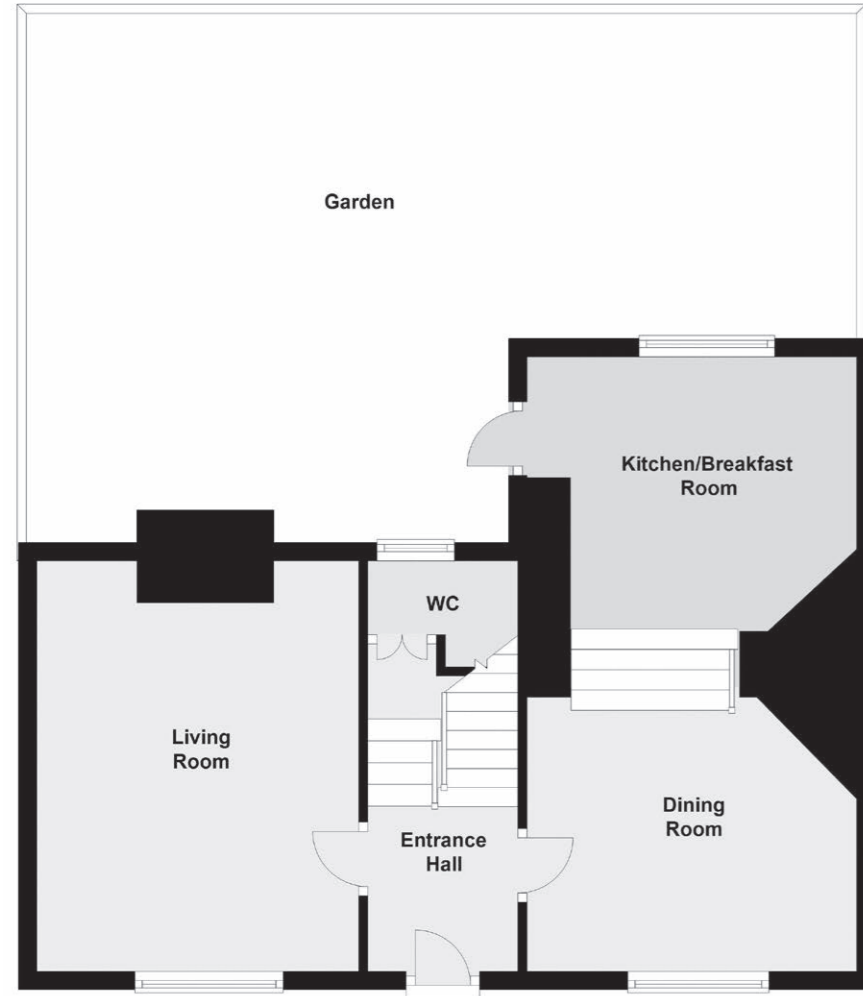
Garden Level



First Level

2-BEDROOM HOUSE

NO. 217 ✕ OVERALL SIZE 99 SQ.M. (1,066 SQ.FT.) ✕ CITY GARDEN 56 SQ.M.



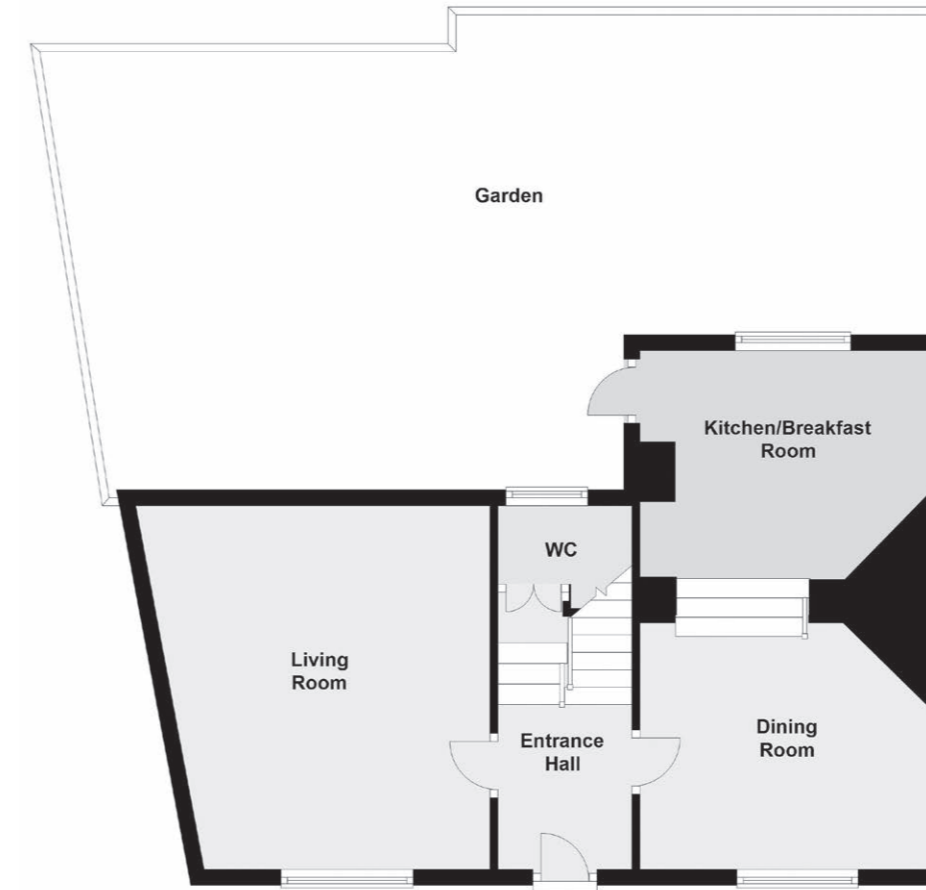
Garden Level



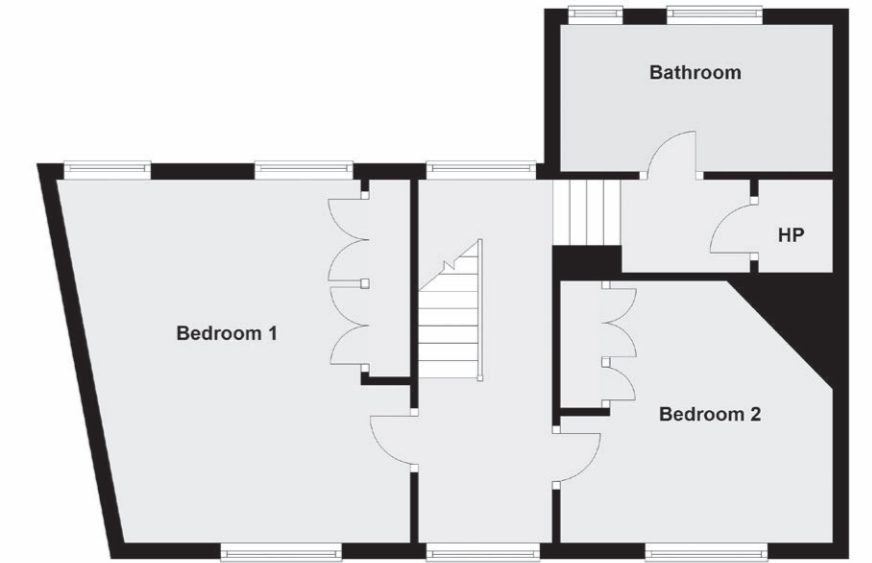
First Level

2-BEDROOM HOUSE

NO. 221 ✕ OVERALL SIZE 99 SQ.M. (1,066 SQ.FT.) ✕ CITY GARDEN 65 SQ.M.



Garden Level



First Level

BER: B2 & B3



VIEWING IS BY PRIVATE APPOINTMENT



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