

For Sale

Asking Price: €675,000

Sherry
FitzGerald



1 Glenart, Clonfadda Wood, Mount Merrion
Avenue, Blackrock, Co. Dublin, A94 AD68

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BER C1





A truly outstanding and beautifully presented three-bedroom apartment that has been upgraded to the highest specification throughout with no expense spared allowing a purchaser to literally walk in and hang their coat.

Clonfadda Wood is ideally situated amongst communal landscaped grounds behind electric gates just off Mount Merrion Avenue within a short stroll to Blackrock & Stillorgan Villages, the seafront and DART station.

No.1 Glenart is situated on the ground floor and the stunning interior comprises a welcoming reception hall with engineered herringbone flooring and excellent storage, dual glazed panel doors open into a bright open plan living/dining room with the herringbone flooring continuing through this room. Floor to ceiling windows and door open on to a private covered terrace that overlooks the communal ground and is bordered by mature hedging. A feature glazed panel opens into the contemporary kitchen with recently installed matt finished wall and base units with tiled splash backs and integrated appliances. A window from here overlooks the grounds.

Off the inner hall are three well-proportioned bedrooms all with matching herringbone flooring, the main bedroom avails of an en-suite that is plumbed for washing machine. This space could very easily be reinstated as a shower cubicle should one desire. A beautiful modern shower room with fully tiled walls and floors completes the internal accommodation.

The convenient and highly sought after location really needs little introduction. Situated on Mount Merrion Avenue within minutes of Blackrock village with its extensive amenities including two

shopping centres, bijou eateries, the DART, the seafront and Blackrock Park making it arguably the best location in south Dublin. The N11 with quality bus corridor at the top of Mount Merrion Avenue also offers ease of access to the city and the south. The 702 Air Coach also serves Mount Merrion Avenue.

SPECIAL FEATURES

- Situated behind electric gates amongst communal landscapes grounds
- Within a stone's throw of Blackrock Village, the seafront and DART
- Designated parking
- Beautiful, engineered herringbone flooring throughout
- Modern Electric heating
- Covered terrace bordered by mature hedging
- Floor area of 91 sq.m. / 980sq.ft. approx.
- Service Charge €2,945 per annum.

ACCOMMODATION

Floor Area: 91sq.m. / 980sq.ft. approx.

Entrance Hall With wooden flooring, recessed lighting, enclosed fuse box, intercom, digital alarm, door to two shelved storage rooms, door to shelved hot press, dual glazed panel doors opening into **Living/Dining Room** With wooden flooring, timber fireplace with marble insert and hearth and electric inset, glazed panel to kitchen, floor to ceiling windows and door opening onto

Kitchen Recently fitted contemporary kitchen with matte finished wall and base units, concealed pantry, bin drawer integrated Fisher & Paykel dishwasher drawer, smart corner press systems, wide cutlery and pot drawers, integrated Neff oven, integrated Electrolux fridge freezer, 4 ring Bosch induction hob with Faber extractor over, single bowl sink, tiled floor, tiled splashback, window to side with plantation shutters

Bedroom 1 With wooden flooring, excellent range of fitted wardrobes, window overlooking the front with plantation shutters, door to

En-Suite With fully tiled walls and floors, wc, wash hand basin set into vanity unit with storage below, plumbed for washing machine with laundry shelf and deep laundry drawer (this space could easily be reinstated to a shower cubicle), fitted shelving and heated towel rail

Bedroom 2 With wooden flooring, window overlooking the front with plantation shutters and excellent range of fitted wardrobes

Bedroom 3 With wooden flooring, window overlooking the front with plantation shutters

Shower Room With fully tiled walls and floors, wc, wash hand basin set into vanity unit with dual storage drawers, quadrant shower cubicle with monsoon shower head and inset storage shelf, heated mirror, mirror fronted storage unit, heated towel rail

GARDEN

Terrace

Covered terrace with limestone paving overlooking the communal grounds bordered by mature hedging offering privacy

BER

BER C1, BER No. 111127189

Energy Performance Indicator: 163.56 kWh/m²/yr



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