



71 MERRION GROVE

Blackrock, Co. Dublin A94D431.



THE PROPERTY

Colliers International are delighted to present to the market, this two-bedroom duplex apartment in this most sought-after development, situated just off the N11 / Stillorgan Road. No.71 Merrion Grove is a bright and well-appointed two-bedroom duplex apartment, tucked away to the back of this mature development, this fine property enjoys a peaceful and quiet setting overlooking the meticulously maintained communal gardens. Ideally located, the property is situated close to all the amenities of Blackrock, Booterstown and Stillorgan villages, including excellent shopping at the newly developed Frascati Centre and Blackrock Shopping centre, SuperValu at the Rise Mount Merrion and enjoyable walks along DunLaoghaire seafront and pier. There is easy access to the city centre with the DART at Booterstown station and excellent Dublin Bus routes which run frequently.

Extending to approx. 74sq.m / 796 sq.ft No 71 is a meticulously maintained duplex with a very peaceful west facing aspect, situated in landscaped grounds with mature woodland setting while having access to all the amenities of Blackrock, Booterstown and Stillorgan. The accommodation is laid out over two levels boasting excellent proportions throughout. The property is approached via granite steps. The light filled interior accommodation comprises a spacious entrance hall with hot press and storage press, a double bedroom with door to the larger balcony overlooking the gardens, the second bedroom as well as a main bathroom completes the accommodation on this level.

A stair leads to the first floor which is the heart of this home, where there is a large living/dining room with high ceilings, a Velux window and doors leading to a second balcony overlooking the gardens. This room is ideal for entertaining and relaxing. Off this reception room lies the kitchen/ breakfast room which is located to the front of this lovely home. The two balconies are connected by an outside spiral steps.

The apartment benefits from a westerly orientation and overlooks the landscaped gardens and the perfect place to relax. The grounds at Merrion Grove feature a wide variety of mature trees, shrubbery, flowerbeds and a water feature. The external communal areas are very well managed and maintained to an exceptionally high standard. There is communal car parking for both residents and guests within the development.





LOCATION

The convenience of this lovely home cannot be overstated, Blackrock Village is close by providing a wide variety of shops and restaurants, as well as two shopping centres. Local transport links include Booterstown DART station, the Quality Bus Corridor (QBC) along the Stillorgan Road with stops for the 145, 46A, 47 and 17 bus routes. The Aircoach service also runs along Stillorgan Road providing easy access to Dublin International Airport. No. 101 bus route is also convenient to University College Dublin (UCD), as well as several highly-regarded schools.

Merrion Grove is a highly sought-after development situated close to University College Dublin, which is a leisurely 15-minute walk and where you will find the sports centre, swimming pool and the new athletics track.

FEATURES

- Superb location
- Sought after development
- Two-bedroom duplex apartment
- Westerly facing balcony
- Quiet location
- Gas fire to fireplace
- Beautifully well-maintained grounds
- Communal surface parking
- Close to Blackrock village & Booterstown DART
- Electric Heating
- Management fee: Approx €1,575.00 per annum
Management Company: Merrion Grove Management CLG by Professional Property Services, Unit 5B, B;ock F, Nutgrove Office Park, Rathfarnham, D14



DIRECTIONS

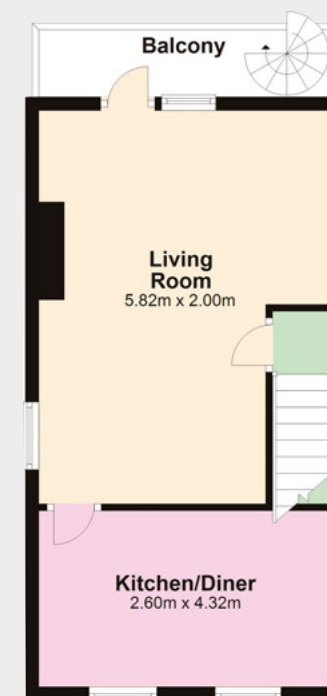
Travelling south bound from the city centre along the N11, take the left turn for Raddison Blu Hotel. Continue along the avenue. Take the turn right into Merrion Grove. Follow the road along to the right-hand side to the rear of the development. Continue straight, No 71 is the last property located on your right hand side.

FLOOR PLANS

Ground Floor



First Floor



BER



BER No. 105070700

VIEWING

Strictly by prior appointment

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