

For Sale

Asking Price: €635,000

Sherry
FitzGerald



5 The Mullins Wing, Linden Grove,
Blackrock, Co. Dublin, A94 D212

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Floor Plan



Set within the distinguished Mullins Wing, a beautifully restored period building, this exceptional two-bedroom apartment seamlessly blends timeless architectural elegance with contemporary comfort. From the moment you arrive, the sense of character and refinement is immediately apparent. Entering through the main door of the building, you are welcomed by a beautiful, bright, and notably wide hallway, where natural light draws your eye through to the gardens beyond.

Stepping inside, a bright and spacious entrance hallway sets the tone for the accommodation within, combining scale and light with a sense of calm order. From here, the layout flows naturally into the exceptionally large living room, this impressive room is rich in character, with generous alcoves and a large south-facing sash window flooding the space with natural light. Its proportions comfortably accommodate both relaxation and a dedicated work-from-home area, creating a versatile and welcoming environment. The living room connects seamlessly through to the kitchen, allowing for an easy flow while preserving definition between the spaces.

The newly refurbished kitchen has been thoughtfully designed to combine modern style with everyday practicality. Two large south-facing sash windows bathe the room in sunlight, enhancing the clean lines and contemporary finish, and making it an ideal setting for both cooking and entertaining.

The main bedroom provides a quiet and luxurious retreat, complete with a newly installed, generously proportioned ensuite. This elegant space features a sleek walk-in waterfall shower, offering a refined, spa-like experience. A second double bedroom provides flexibility, equally suited for guests, a home office, or

additional living space.

Practicality is equally well considered, with additional storage provided by a dedicated cloakroom and further storage with a small attic space in the main bedroom. The apartment also benefits from a secure underground parking space, adding convenience and peace of mind.

This is a rare opportunity to acquire a home that effortlessly combines period grandeur with modern luxury in a highly desirable and convenient location.

SPECIAL FEATURES

- Walk in condition spacious two bedroom apartment.
- Original period features blended with modern convenience.
- N11 bus corridor a few minutes walk.
- Onsite security and fulltime caretaker.
- Turnkey condition.
- Spacious accommodation.
- Secure underground parking space.
- 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: 94sq.m. / 1,012sq.ft. approx.

Entrance Hall Bright open hallway with wood flooring, high ceiling, room for a hall table, built in cloakroom for storage.

Living Room Large open living room with wide plank wood floors, high ceiling, period sash window south facing, original period ceiling beam.

Kitchen/ Dining Room Large bright kitchen with two large sash windows, tiled flooring, tiled backsplash. Newly renovated kitchen units, intergrated newly fitted fridge/freezer. New Hotpoint oven, gas ring hob x 4. Washing machine. Dining area with space for large kitchen table and 6 chairs. Centre pendant light.

Main Bedroom Large double bedroom with wood flooring, high ceiling, sash window, south facing. Storage room/hotpress with over head storage.

En Suite Shower Room Large newly reburbished shower room ensuite, with large walk in waterfall shower, floor and wall tiling, modern wash hand basin with chrome tap, wall mounted mirror with LED lighting, WC, heated towel rail.

Bedroom 2 Double bedroom with wood flooring, large sash window, south facing, built in wardrobes.

Shower Room Spacious shower room with walk in shower and glass screen, floor and wall tiling, wash hand basin, heated towel rail, WC, wall mounted mirror.

GARDEN

Outside, residents can enjoy beautifully maintained communal gardens, complete with a tranquil water feature that enhances the sense of calm and exclusivity. Perfectly positioned, the property is within easy walking distance of both Blackrock and Stillorgan villages, offering an excellent selection of shops, cafés, and local amenities.

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