

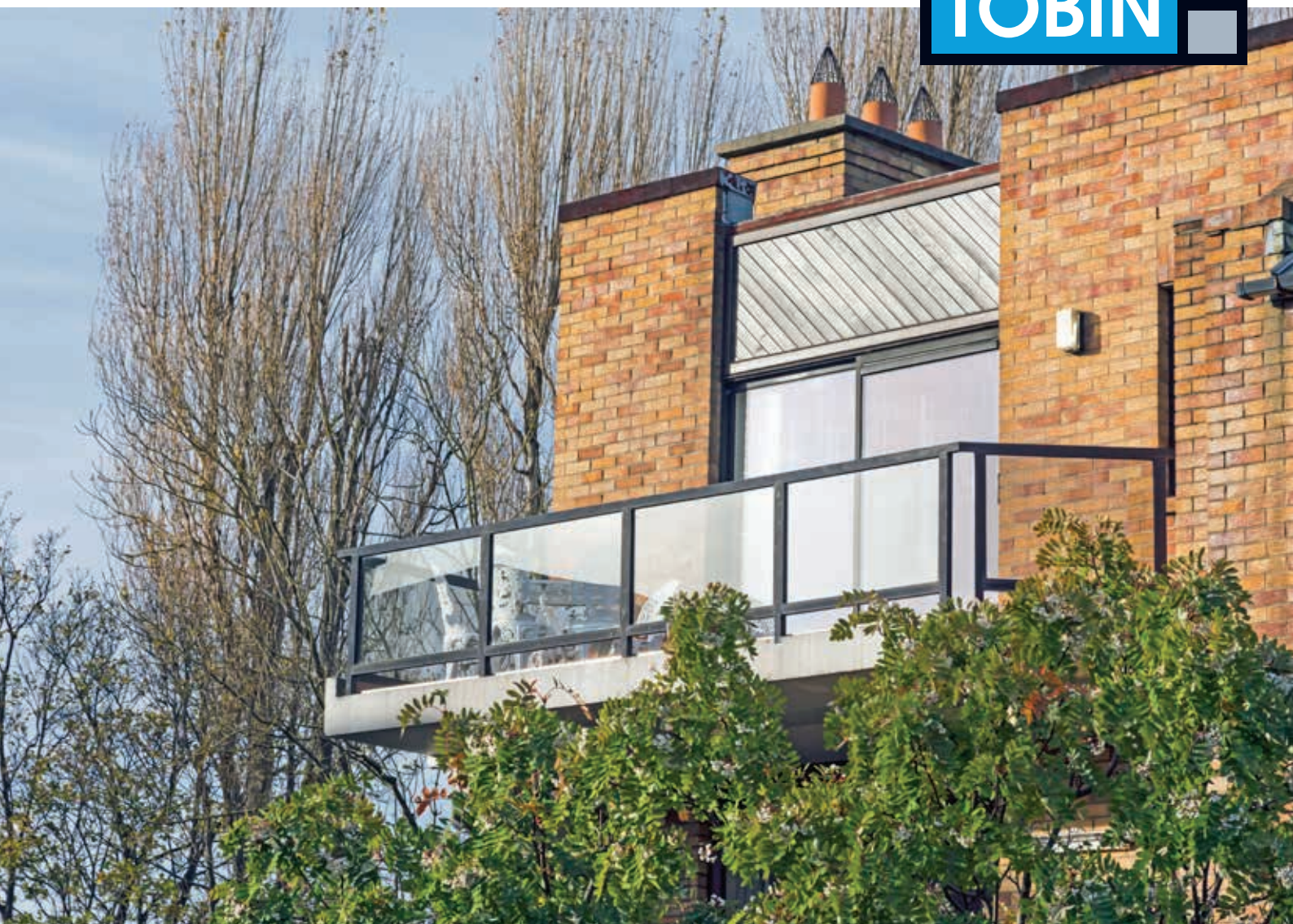
**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** c. 100m<sup>2</sup>

**BER Rating:** C3 **BER No.:** 110365251 **EPI:** 221.67 kWh/m<sup>2</sup>/yr

**PAUL  
TOBIN**

ESTATES



**140 The Elms, Mount Merrion Avenue,  
Blackrock, Co. Dublin**





# 140 The Elms, Mount Merrion Avenue, Blackrock, Co. Dublin

**Spacious apartment with three double bedrooms and South facing balcony for sale in the distinguished gated development of The Elms on Mount Merrion Avenue; a highly desirable address in the leafy and affluent suburb of Blackrock.**

The property is set amidst a haven of well maintained mature grounds behind a secure gated entrance with onsite concierge. Location wise, this address would be hard to beat. Both Blackrock and Stillorgan Villages with their chic boutiques, restaurants and local amenities are within walking distance. The seafront in Blackrock is also a short stroll away. Blackrock & Stillorgan Shopping Centres are close by and the area boasts a number of prominent schools including Mount Anville, St. Andrews College and Blackrock College. UCD and the Smurfit School of Business are also within walking distance, as well as a number of National Schools.

There is communal parking in the development and a number of good transport facilities are close by. There are a number of bus routes servicing the area, as well as the DART and Air Coach. Dublin City is an

approximate 15 minute journey by DART. The City Centre, Airport and surrounding areas are also easily accessible by car via the N11 and M50.

As well as a second to none location and enviable address, the property boasts some wonderful features. There is a South facing balcony, all three of the bedrooms are double and the apartment offers spacious and bright living accommodation. Also, a large appeal will be that this apartment has just had some upgrading work carried out for the market, offering a fresh start for the new owner. The upgrades include new luxurious carpets, freshly painted in contemporary colours throughout, light fittings, new



appliances, new bathroom suite in main bathroom, some new kitchen fittings and new blinds throughout.

Upon entering the property you arrive in the entrance lobby, which leads off to the bedrooms, sitting room and main bathroom. The sitting room is a bright sunny room and boasts a large bay window, fireplace and double doors which lead out to the South facing balcony. Off the sitting room is the kitchen, which has room for a small dining table & chairs. The three bedrooms are all doubles and two have spacious fitted wardrobes. The master bedroom is ensuite. There is also a main bathroom with bath and overhead shower.

To arrange a viewing and for further details, contact Selling Agents; Paul Tobin Estates on 01 902 0092.

## FEATURES

- Ample communal parking
- Wonderful private & mature setting
- Secure development with coded gate access
- Onsite concierge
- Triple aspect
- Spacious living accommodation
- Fitted wardrobes
- Highly sought after location
- Freshly painted throughout in Farrow & Ball colour scheme
- New blinds throughout
- Light fittings
- 3 double bedrooms
- South facing balcony
- Gas fired central heating
- New bathroom suite in main bathroom
- New kitchen sink, taps & worktops
- New appliances

## Service Charge

In the region of €2,100 per annum

## ACCOMMODATION

**Entrance lobby** (3.32 x 2.82) – Entry phone system, storage cupboard with hanging rail, carpet, ceiling light fitting with moulded ceiling rose, double plug socket, air vent / filter, fuse box, ceiling coving, skirting, doors off to all bedrooms, main bathroom and sitting room.

**Sitting Room** (L-Shaped 5.92 x 5.49 at longest width & length) – Panelled door with glass inserts, 2 radiators, carpet, 2 wall mounted lights with fittings,

ceiling light fitting & moulded ceiling rose, ceiling coving, skirting, 6 double plug sockets, fireplace with decorative white surround, granite hearth & cast iron grate, cable TV point, large bay window with new white Venetian blinds, mounted spotlighting in bay window, door off to kitchen, sliding patio doors with new vertical blind leading to private balcony.

**Balcony** (1.74 x 5.58) – South facing balcony with ceramic tiled floor, glass surround, storage cupboard / boiler house.

**Kitchen** (2.33 x 4.10) – Wood flooring, space for table & chairs, radiator, skirting, ceiling coving, 3 double plug sockets, fitted units, new ceramic sink & drainer with new swan neck tap, new wooden butcher block style worktop, tiled splashbacks, phone point, window with new white Venetian blind, new stainless steel extractor hood, new electric hob & integrated oven, new washer / dryer, dishwasher, new under-counter fridge & freezer, 2 ceiling lights.

**Main Bathroom** (1.94 x 1.66) – New bath with overhead shower, new toilet, new basin, shower screen, fully tiled walls, vinyl flooring, ceiling coving, skirting, large fitted wall mirror & shelf, shaving light, extractor fan, wall mounted electric fan heater, ceiling light.

**Master Bedroom** (3.66 x 2.54) – Carpet, wall to wall fitted wardrobes with sliding doors plus large double wardrobe behind door, window with new white Venetian blind, radiator, 3 double plug sockets, TV point, ceiling light with fitting, ceiling coving, skirting, door to ensuite.

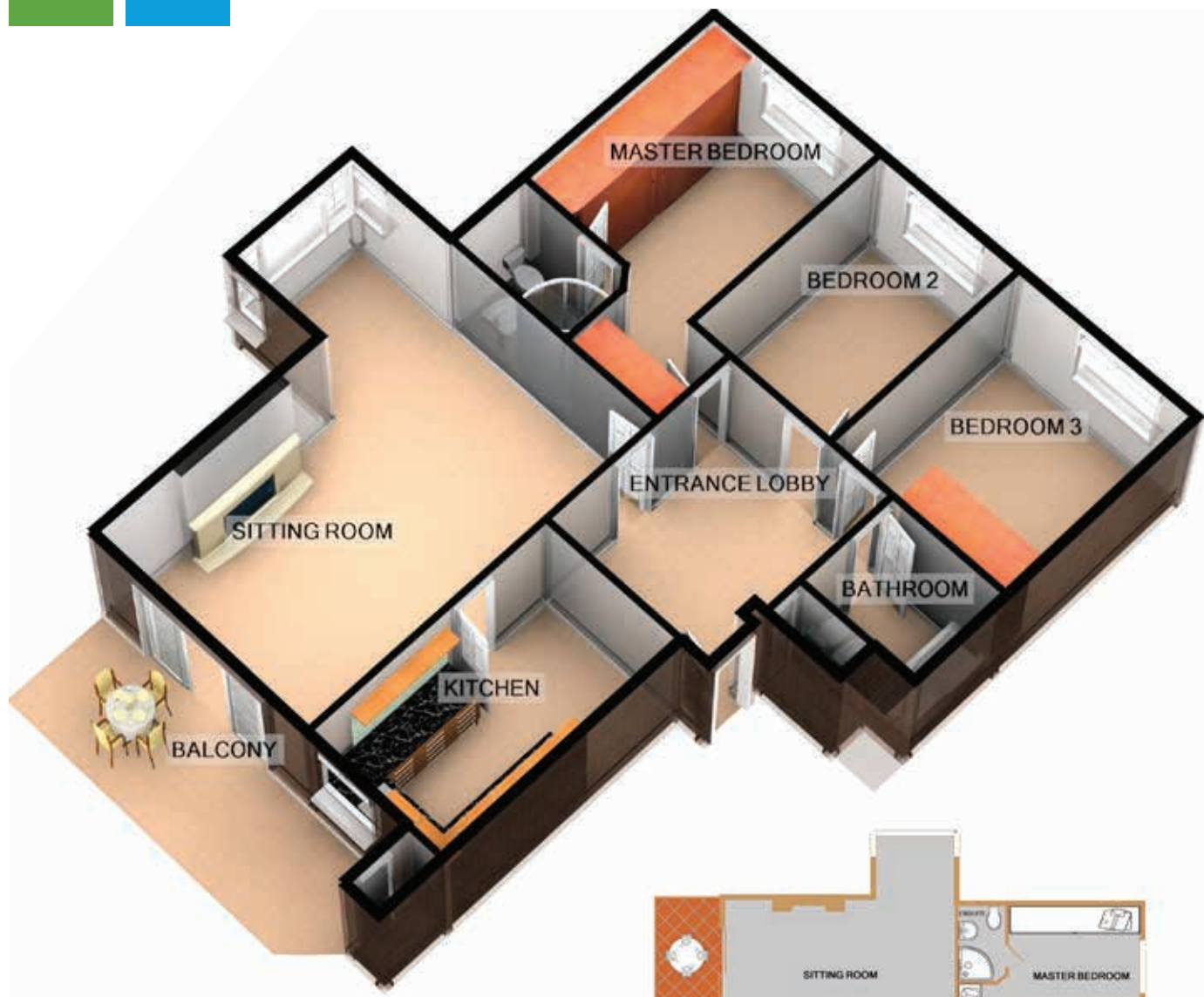
**Ensuite** (1.31 x 2.05) – Fully tiled walls, corner shower unit with mains pump shower & sliding glass doors / surround, toilet, basin, vinyl flooring, ceiling coving, extractor fan, wall mounted electric fan heater, ceiling light, shaving light, fitted mirror & shelf.

**Bedroom 2** (2.44 x 3.50) – Carpet, window with new white Venetian blind, radiator, 3 double plug sockets, phone point, ceiling light with fitting, ceiling coving, skirting.

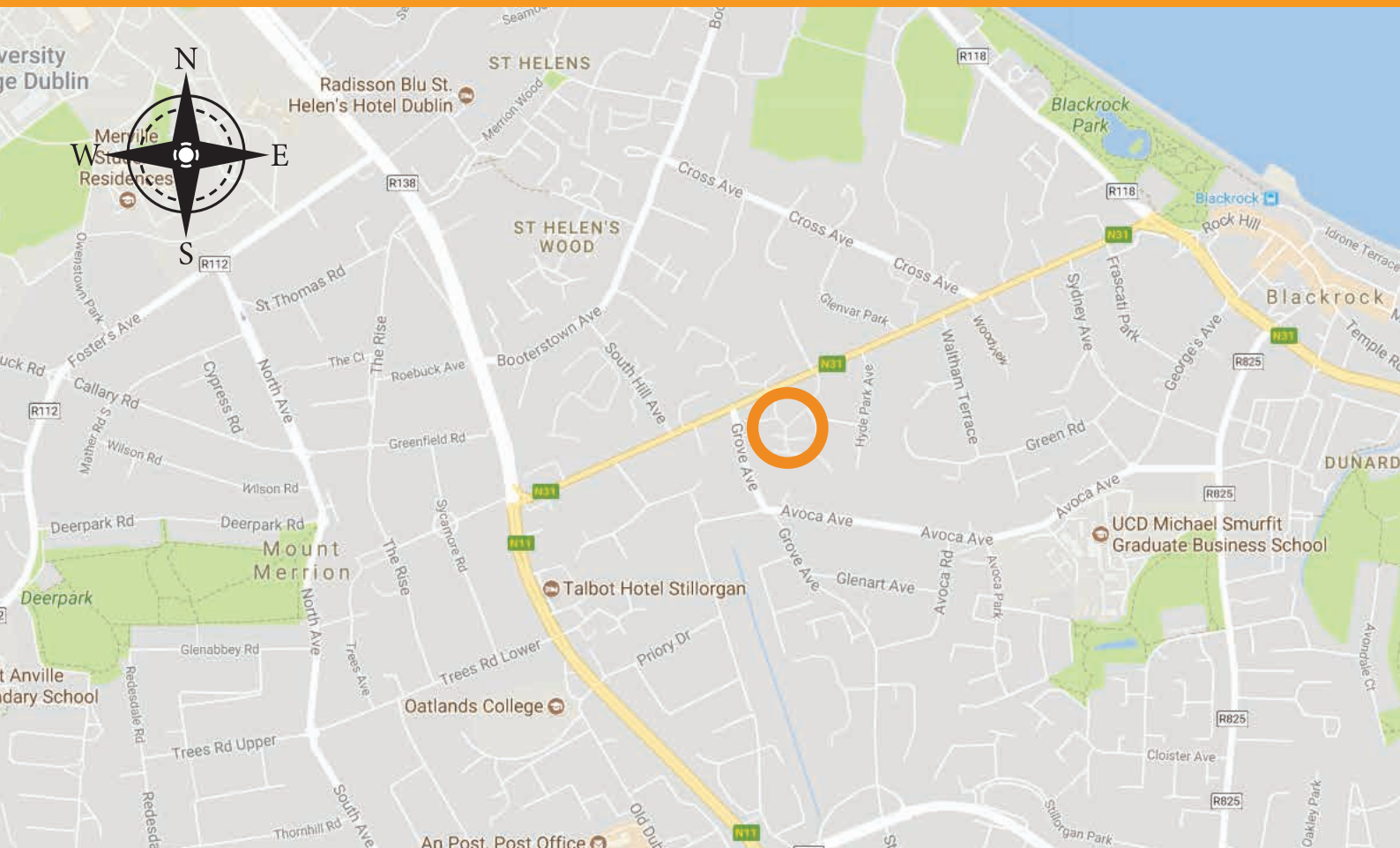
**Bedroom 3** (2.77 x 2.99) – Carpet, fitted wardrobes with sliding doors, window with new white Venetian blind, radiator, 3 double plug sockets, phone point, ceiling light with fitting, ceiling coving, skirting.











**Boutique Estate Agent in  
Blanchardstown Village**

PSRA Licence No: 003786

Important Notice: Paul Tobin Estates for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul Tobin Estates, has any authority to make or give any representations or warranty whatever in relation to this property.

**Paul Tobin Estates**

Deanstown House, Main Street,  
Blanchardstown Village, Dublin 15.

**T:** 01 902 0092

**E:** [info@paultobin.ie](mailto:info@paultobin.ie)

**W:** [www.paultobin.ie](http://www.paultobin.ie)

