

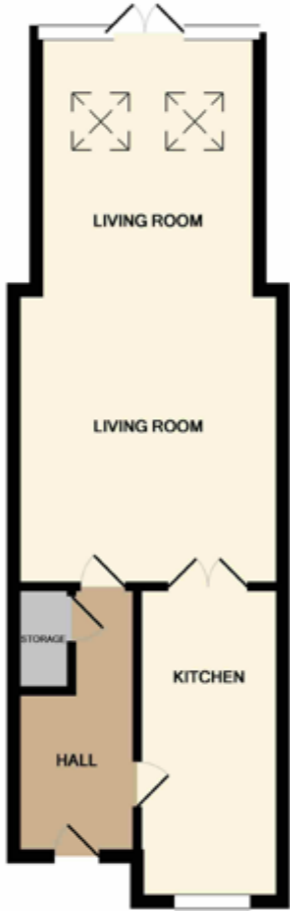
For Sale by Private Treaty

Site Plan



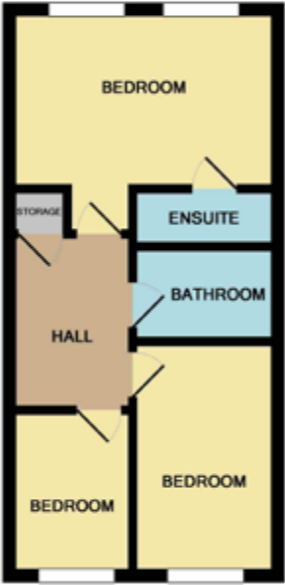
● 17 MERRION PARK

Not to scale. For illustrative purposes only.



GROUND FLOOR

Floor Layouts



FIRST FLOOR

For illustrative purposes only.



BER Details

**BER D2**  
BER Number: 105199186  
Energy Performance Indicator: 284.09 kWh/m<sup>2</sup>/yr.  
PSRA Licence Number: 002226

Viewing

Strictly by appointment only through sole agents  
McNally Handy & Partners.

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mcnallyhandy.ie

17 Merrion Park,  
South Hill Avenue,  
Blackrock  
Co. Dublin



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

# 17 Merrion Park, South Hill Avenue, Blackrock, Co. Dublin

A94 P284

For Sale by Private Treaty

- *Prime location*
- *Viewing highly recommended*
- *Well maintained 3 bed terraced family home*
- *Attractive red brick facade*
- *Quiet cul de sac location*

## Description

Mc Nally Handy & Partners are delighted to present 17 Merrion Park to the market. Located in this award winning mature development situated off Mount Merrion and Booterstown Avenues and is one of South Dublin's most desirable locations. The development benefits from manicured front gardens and grounds with mature trees and shrubbery as well as an enclosed communal garden which can be directly accessed. An active resident's committee ensures that the development is always looking its best.

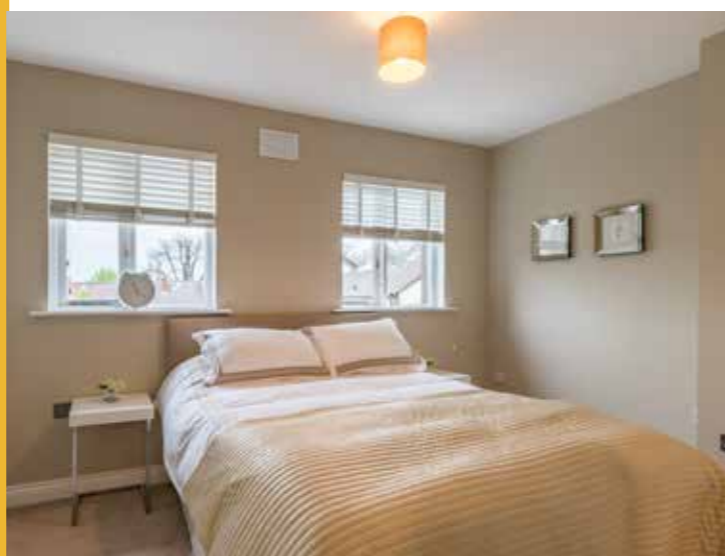
## Location

Merrion Park is a quiet mature residential enclave situated off Mount Merrion and Booterstown Avenues and is one of South Dublin's most desirable locations. An ideal home for any family with its close proximity to a selection of well-established schools; St. Andrews College, Blackrock Colleges, Carysfort National School, All Saints National School, Loreto Foxrock and Mount Anville to name a few. It is also within easy reach of UCD and the Smurfit Business School. There are many leisure attractions nearby including Blackrock Park, Carysfort Park and the coastline. Blackrock Village is within walking distance and many other major shopping centres are also convenient such as Stillorgan and the Merrion Centre.

Public transport is extremely well catered for with the Quality Bus Corridor (46a, 145 etc) and the DART both within walking distance as well as the M50 and Luas only a short drive away making the commute to the City Centre all the easier.

## Accommodation

This well maintained accommodation comprises; Entrance hall, fully fitted integrated kitchen and living/dining room off. The extended and enhanced living room enjoys access to the rear patio and garden. Upstairs there are three bedrooms with the master bedroom benefiting from an en suite. To the front there is a cobbled drive providing off street parking and gardens which are well maintained by the management company.



## Net Internal Area (NIA)

Total NIA 95 Sq M / 1,020 Sq Ft

## Title

We have been informed that the title is long leasehold

## Features and Services:

- *Well maintained 3 bed terraced family home*
- *Alarm system*
- *Low maintenance private rear garden*
- *Access to the communal gardens*
- *En suite master bedroom*
- *Double glazed windows throughout*
- *Attractive red brick facade*
- *Close to Blackrock and Stillorgan Villages*
- *Convenient to DART and the QBC*

## Price

Quoting €595,000

## Service Charge:

Management fee c. €400 per annum - maintenance of grounds and common areas.

## Directions

Coming from the N11 turn down Mount Merrion Avenue and take the left hand turn onto South Hill Avenue. Continue approximately 300 metres and Merrion Park is on the left hand side.

**McNally  
Handy**