

For Sale

Asking Price: €515,000

Sherry
FitzGerald



17 Merrion Woods, Stillorgan Road,
Blackrock, Co. Dublin, A94 YA00

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BER C2



Floor Plan



Nestled in this peaceful setting of mature trees and private gardens and behind secure gates, Merrion Woods is a small development set back off the N11 and within walking distance to the Dart.

Viewing is highly recommended.

Number 17 offers wonderful accommodation of two double bedrooms, one ensuite, a spacious open plan kitchen and living room and a large balcony overlooking the private gardens.

Stepping into the apartment there is a large hall area that includes a separate cloakroom and also a hot press with built in shelves. The main bedroom is a double room en suite with fully fitted wardrobes and a large window looking out to the gardens. The second bedroom is a double with fitted wardrobes and a large window also with the garden view.

Leading from the hallway into the large bright living room with space for a home office and views out to the gardens. The open plan kitchen and dining room is fully fitted with plenty of storage and work top space. The dining area is spacious enough for a large size dining table and six chairs perfect for family gatherings. The main bathroom with bath and shower completes the accommodation of this well laid out apartment.

The location is second to none with close proximity to the Radisson Hotel and Gleeson's Town House, set back off the N11 bus corridor and in walking distance to the Dart from the pedestrian entrance off Booterstown Avenue, thus easily linking it to the city centre, UCD and St Vincent's Hospital. The local villages of Blackrock and Stillorgan are close by with an array of bars, cafes, Supermarkets and boutiques.

SPECIAL FEATURES

- Large two bedroom first floor apartment.
- Measuring 72.4sq.m. / 779sq.ft. approx.
- Secure community with electric gates and security cameras.
- Private corner apartment with not overlooked.
- Ample car space including visitor parking.
- Walking distance to the Dart and N11 bus corridor.
- Private garden with access only to residents.
- Annual service charge €2726.50

ACCOMMODATION

Floor Area: 72.4sq.m. / 779sq.ft. approx.

Spacious hallway with wood flooring, ceiling coving. Separate cloakroom with hooks for coats. Separate hot press with shelving for sheets and towels.

Bathroom Fully tiled, bath with modern mains shower, WC, wall mounted mirror, chrome towel rail.

Kitchen Open plan kitchen and dining room. Tiled flooring, wall and floor hung units, tiled backsplash. Bosch dishwasher, integrated fridge freezer, stainless steel double sink and draining board. Siemens oven and gas hob. Dining area with ample room for a large table and 6 chairs perfect for family gatherings.

Living Room Large spacious living room with ample space for working from home area. Large stone fireplace with gas fire, alcoves perfect for additional shelving. Large window overlooking the private garden with nothing overlooking.

Balcony Spacious balcony with space for large garden furniture set, overlooking the private garden with mature trees and planting. Westerly aspect for evening sun perfect for alfresco dining in the summer.

Bedroom Large bright double bedroom overlooking balcony and private garden area. Wood flooring, fitted wardrobes, Leading in to ensuite.

En Suite Spacious ensuite with tiled wall, walk in shower, WC, vanity wall unit, chrome towel rail.

Bedroom 2 Double bedroom with wood flooring, fitted wardrobes, window overlooking balcony and into private garden with mature

GARDEN

Nestled in private gardens with large westerly balcony ideal for alfresco dining, entertaining and enjoying the evening sunshine which overlooks the private gardens. There is one designated parking space with ample visitor parking.

BER

BER C2, BER No. 117775684

Energy Performance Indicator: 183.58 kWh/m²/yr



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.