

# For Sale

Asking Price: €475,000

Sherry  
FitzGerald



16 Meadow Court, Stillorgan Park Avenue,  
Blackrock, Co. Dublin, A94 EP49

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BER C2



### Floor Plan



Number 16 is a generously proportioned, superbly bright, two-bedroomed apartment which is well-presented throughout with large open living/ dining room and a south facing private balcony.

Situated on the top floor in this attractive, small, gated development in walking distance to both Blackrock and Stillorgan Village. This fine property will make an outstanding purchase for those looking to trade down from larger homes, first time buyers or professionals looking for a convenient base.

Measuring an impressive 72sq.m., the accommodation is well laid out with an excellent balance between living and sleeping accommodation. Internally, it comprises; entrance hall, large living/dining room with access to the south facing balcony. There is a semi open plan, fully fitted kitchen, two generous double bedrooms with built-in wardrobes, the main with en-suite shower room, and a family bathroom.

The apartment is nestled away behind secured gates with surface parking and ample visitor parking. Meadow Court is a stones' throw from all the main bus routes on the N11 with links to the city including the Aircoach. The L25 bus route is just outside the development and links Dun Laoghaire to Dundrum. The apartment is only moments away from a host of wonderful amenities including gourmet restaurants, trendy cafes, boutique shopping and beautiful coastal walks.

#### SPECIAL FEATURES

- Bright two bedroomed apartment.
- Two bathrooms.
- Owner occupied.
- South facing balcony.
- Ample resident and visitor parking.
- Good transport links.
- Close to all amenities.
- Communal gardens.
- Service Charge: €3,150 per annum.



## ACCOMMODATION

Floor Area: 72sq.m. / 775sq.ft. approx.

### Entrance Hall

Bright open entrance with wood flooring, fitted intercom, cloakroom with built in shelving.

### Living Room/Dining Room

Large bright open plan living room with high ceiling, wood flooring, large modern glass front gas fire, coving for built in shelving, double glass doors to private South facing balcony. Dining area with room for large family dining table with room for six chairs.

### Kitchen

Part open plan kitchen with tiled flooring, wall and floor hung units, marble counter top, tiled splashback, integrated oven with four ring gas hob. Washing machine, dishwasher, sink with stainless steel tap.

### Main Bedroom

Spacious double bedroom with high ceiling, wood flooring, built in wardrobes with mounted mirrors, large South facing window.

### En suite Bathroom

Spacious en suite with floor to ceiling tiles, walk in shower, wash hand basin, wall mounted mirror, glass shelf, chrome towel rail, wc.

### Bedroom 2

Spacious double bedroom with wood flooring, large South facing window.

### Bathroom

Large family bathroom with bath and shower. Floor to ceiling tiles, wash hand basin, wc, glass shelf, chrome towel rail.

## GARDEN

The property benefits from a lovely south facing balcony and is nestled within lovely, landscaped communal gardens. There is also ample resident and visitor surface parking on site and is very private and secure accessed via electronic gates.

## BER

BER C2, BER No. 104058581

Energy Performance Indicator: 198.86 kWh/m2/yr







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