



**7 MERRION VILLAGE, BALLSBRIDGE, DUBLIN 4**

BRIGHT AND SPACIOUS GROUND FLOOR 2 BED APARTMENT

**BER D1**

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### 7 Merrion Village, Ballsbridge, Dublin 4

#### SPECIAL FEATURES

- Bright and spacious ground floor 2 bed apartment
- Approx. 95.7 sq m / 1,030 sq ft • Own door entrance
- On site caretaker Monday to Friday • Convenient and sought-after location in Dublin 4

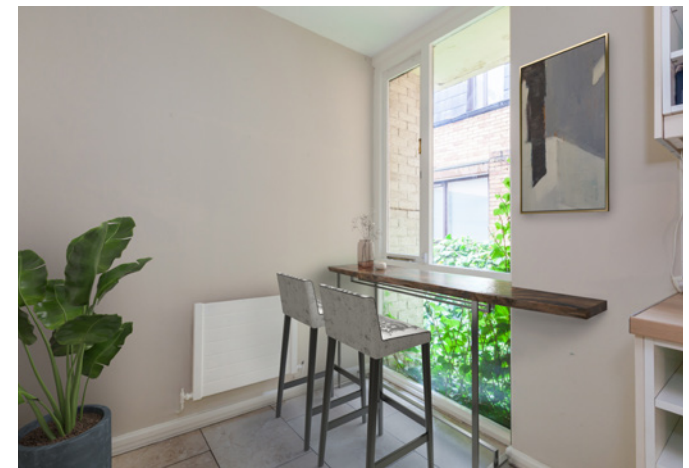
#### DESCRIPTION

\*Please note image are virtually staged for marketing purposes\*

REA Grimes are delighted to present 7 Merrion Village to the market, a bright and modern 2 bed ground floor apartment in this sought-after area. Located in the first block on the left, No. 7 Merrion Village is sure to appeal to owner-occupiers and investors alike. The location is second to none with many amenities within walking distance and the property comes with the benefit of its own door entrance.

The bright accommodation extends to approx. 95.7 sq m / 1,030 sq ft and comprises in brief of an entrance hall, storage room, bathroom, large open plan living / dining room, kitchen and two double bedrooms (one en suite) and a private balcony. This excellent property further benefits from a car parking space.

Located in Ballsbridge in a mature development just off Merrion Road, directly across from St. Vincent's Hospital, there are a host of amenities on your doorstep including the Merrion Shopping Centre with its selection of shops and restaurants. Additionally, many sporting amenities are found in the immediate locality such as the prestigious Elm Park Golf club and the Aviva Stadium. Furthermore, the property benefits from excellent transport links with Sydney Parade DART station a short stroll away and there are numerous Dublin Bus routes that stop outside the development. The IFSC is also a 10 minutes drive and Dublin Airport within 20 minutes drive via the Port Tunnel.





## ACCOMMODATION

### Entrance Hall:

Accessed through own door, bright and spacious with tiled floor and storage room

### Bathroom:

Fully tiled with WC, wash hand basin and walk-in shower

### Living / Dining Room:

Extremely large living space with wooden floors and access to balcony

### Kitchen:

Tiled floor, complete with tiled splashback, fitted with an array of wall to floor units as well as an integrated oven, hob, extractor fan and dishwasher. Plumbed for washing machine

### Bedroom 1 – Master Bedroom:

Large bright double bedroom, with Sliderobes wardrobes and access to:

### En Suite:

Fully tiled with wash hand basin, WC and large walk-in shower

### Bedroom 2:

Double bedroom, with Sliderobes wardrobes





### OUTSIDE:

Private east facing balcony

### SERVICES:

- Car parking space available
- Gas fired central heating

### MANAGEMENT COMPANY

Sherry Fitzgerald

### MANAGEMENT FEE:

Approx. €3,742.72 per annum (subject to change) plus refuse charge of approx. €318.00 per annum

### BER DETAILS:

BER: D1

BER No.: 112332887

Energy Performance Indicator: 252.4 kWh/m2/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.  
Plan produced using PlanUp.



### REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

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