

For Sale

Asking Price: €495,000

Sherry
FitzGerald



28 The Elms, Mount Merrion Avenue,
Blackrock, Co. Dublin, A94 V1K2

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BER C2



Floor Plan



28 The Elms comes to the market in superb walk-in condition, fully renovated to a very high standard in 2016. This bright spacious ground floor apartment is nestled among the mature, immaculately kept gardens of this secure, gated development ideally situated off Mount Merrion Avenue.

As you enter the apartment you are greeted by a bright hallway with ample storage/cloakroom space. This leads you to the first of two bedrooms, the double bedroom is lit by a large southwest facing window that looks on to the garden area and is not overlooked. The second bedroom with the same aspect, is a spacious single bedroom with space for a single bed and desk with built in wardrobe. Opposite the bedrooms is a large main bathroom with large walk-in shower, stylish new floor to ceiling tiling and modern sink with built in storage. The hallway leads in through a glass door to a large open plan kitchen/living room flooded with light from the dual aspect window and sliding doors. The living room benefits from an open fire and space to add all important "work from home" area. This cleverly laid out apartment has been upgraded with a modern kitchen with marble effect worktop with a peninsula and high stools for casual dining. The fitted convection hob and oven along with integrated washing machine and fridge complete this modern kitchen. The dining table and chairs are situated at the large window looking out to the mature leafy gardens, perfect for entertaining.

The Elms is within easy reach of Blackrock, Booterstown and Stillorgan villages. Within a short distance are many amenities including Blackrock Park, coastal walks, two shopping centres, boutiques, and restaurants. Within striking distance are some of Dublin's most renowned schools and colleges including UCD, Blackrock College, Mount Anville and St. Andrews College to

mention but a few. This fine apartment is well serviced by local transport links including the DART at Blackrock station, QBC along the Stillorgan Road as well as the Aircoach and 17 Dublin bus route which goes along Mount Merrion Avenue.

Viewing this apartment is highly recommended.

SPECIAL FEATURES

- Well-proportioned accommodation
- Fully renovated, walk in condition
- Flooded with natural light
- Large balcony, West facing
- Secure gated development
- GFCH
- Nest system in every room - smoke, carbon dioxide and carbon monoxide detectors
- Beautifully maintained mature grounds
- Easy access to N11, QBC and DART
- Stones' throw from Blackrock and Stillorgan Villages
- Service Charge: €2,805 per annum

ACCOMMODATION

Floor Area: 68sq.m. / 732sq.ft. approx.

Entrance Hall 2.84m x 4.81m: Laminate wood flooring, storage/cloakroom, boiler room with storage space. Recessed lighting. Glass door leading to kitchen.

Kitchen/ Dining/ Living Room 6.64m x 5.20m: Large open plan living space with open fire, double glazed sliding doors leading to West facing balcony. Laminate wood flooring, recessed lighting. Fully fitted modern kitchen with peninsula and high stools, marble effect work top, built in convection hob and oven, integrated washing machine and fridge. Stainless steel sink unit and drainer. Dining area with large window with view over communal gardens.

Bedroom 1 3.70m x 3.29m: Double bedroom with laminate wooden flooring, large double glazed window with deep window sill. Ceiling coving. Double mirrored Sliding door built in wardrobes.

Bedroom 2 3.70m x 2.21m: Single bedroom with large double glazed window with deep window sill. Laminate wooden flooring, ceiling coving. Mirrored sliding door built in wardrobes.

Shower Room 1.79m x 2.09m: Large modern shower room, fully tiled floor to ceiling. Walk in power shower, large modern sink with built in storage drawers. Wall hung vanity mirror with wall lights, chrome heated towel rail, wc and recessed lighting.

GARDEN

The property benefits from a private balcony that is not overlooked and it occupies a lovely position within this exclusive development. It has a lovely aspect over the communal grounds. There is plenty of parking both for residents and visitors. There is a new bike shed located at the entrance and there is a security guard on duty every night. There is also a gardener who looks after the communal grounds and he is there every day.

BER

BER C2, BER No. 108238494

Energy Performance Indicator: 188.84 kWh/m²/yr



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NEGOTIATOR

Weston Desmond MIPAV
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 086 814 9979
E: weston.desmond@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice
on mortgages talk to
Emmet Farrelly
T: 01 2880088
M: 087 1234 891
E: blackrock@sherryfitz.ie

sherryfitz.ie

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