

31 THE BAY, ELMPARK

Merrion Road, Dublin 4



Stunning One Bedroom Apartment

BER B2

Attractive one bedroom second floor apartment in modern building with award winning design adjacent to Elm Park Golf Course and presented in immaculate condition.





THE PROPERTY

31 The Bay, Elmpark is a superb one bedroom second floor apartment in this modern development with an award winning design. It extends to 52 sq.m / 560 sq.ft and comprises a large living room with dining area / wintergarden off it, fitted kitchen, double bedroom with balcony, bathroom and hotpress store. The apartment is dual aspect.

Elmpark is superbly located on Merrion Road convenient to all the amenities of Ballsbridge, Donnybrook and Merrion. It is a very rare occurrence that a coastal property becomes available in such a prime Dublin 4 location. It is situated on a magnificently landscaped 17 acre site between Dublin Bay and Elm Park Golf Club.

It is within walking distance of Dublin's Embassy Belt at Ailesbury Road/Shrewsbury Road/Merrion Road and also the famed RDS. The fact that it is on the DART line and the QBC brings it within easy reach of all the attractions and amenities of the city. The University College Dublin campus at Belfield is also within walking distance of the development while Merrion Strand is an excellent natural amenity for walking enthusiasts. There are a multitude of sporting and leisure facilities in the immediate vicinity.

There are numerous fine hotels, restaurants and shops close by, including the Four Seasons and Herbert Park Hotels, Roly's Bistro, Merrion Shopping Centre. Merrion Church, St. Vincent's University Hospital and Private Clinic are also adjacent.



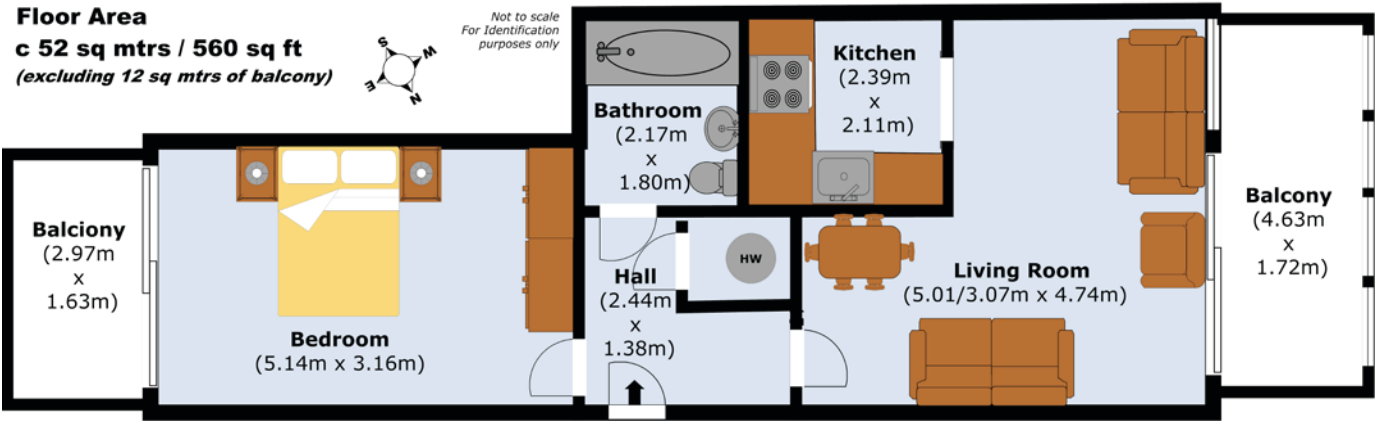
If golf is your game, Elmpark is right next door to the Elm Park Golf Club which has its entrance on Nutley Lane. Enjoy the 18-hole golf course, the 18-hole putting green, the driving range or play tennis on one of the seven grass courts. The clubhouse has a bar and dining room, and also snooker and bridge can be enjoyed by members or guests.

FEATURES

- Solid oak entrance doors to apartment
- Aluminium, double glazed patio doors and windows
- Underfloor heating throughout
- Individual thermostat controls the underfloor heat in each room
- Underground car parking available in managed car park
- Monitored CCTV security system throughout the development

ACCOMMODATION SCHEDULE

- Hallway:**
With hotpress storage
- Kitchen:** 2.39m x 2.11m
Kitchen with a full range of presses and built-in appliances.
- Living / Dining Room:** 5.01m/3.07 x 4.74m
Access to wintergarden.
- Wintergarden:** 4.63m x 1.72m
- Bedroom:** 5.14m x 3.16m
Built-in wardrobes. Balcony.
- Bathroom:** 2.17m x 1.80m
Tiled and with high quality sanitary ware.





Scan for Google Maps



ORDNANCE SURVEY LICENCE NO. AU0009514 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

LOCATION MAP

SERVICE CHARGE:

Currently €1,598 per annum. Heat & hot water currently €709 per annum.

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER B2

BER No.100935634

Energy Performance Indicator: 111.13 kWh/m²/yr



01 6318 402

www.hookemacdonald.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hookemacdonald.ie

PSRA Licence No: 001651

FOR MORTGAGE ADVICE CONTACT:



01 676 3654
www.irishmortgage.ie



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.