



111 Merrion Park, South Hill Avenue,
Blackrock, Co Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present this three bedroomed end of terrace house to the market with excellent potential to extend further to the side and back subject to the necessary planning permission. Merrion Park is a small secluded enclave of townhouses, tucked away off South Hill Avenue. The development benefits from manicured landscaped communal gardens with mature trees and shrubbery.

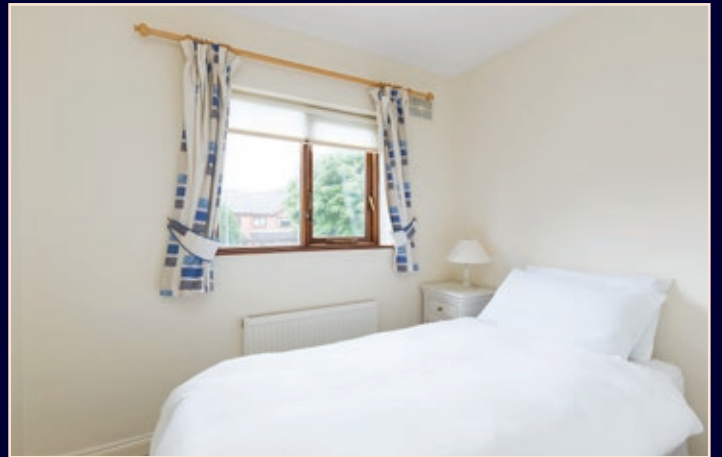
The property enjoys bright and spacious accommodation extending to 93 sq.m/ 1,000 sq.ft. The property is approached by a cobble-lock driveway offering off-street parking for two cars. Upon entering the property one is greeted by an entrance hallway, large reception room, kitchen/ dining room and guest w.c. Upstairs there are three well-proportioned bedrooms (master ensuite) and a bathroom. The property is further enhanced by a most appealing sunny westerly facing rear garden which enjoys a paved patio and lawn bordered by mature planting.

Located close to a host of local amenities, there are numerous schools and colleges within the immediate area including Blackrock College, St Andrews, The Smurfit Graduate Business College and U.C.D. Booterstown and Blackrock Village with the DART, its array of specialist shops, two shopping centres, restaurants, seafront and park are just a short walk away. The N11 with the QBC is just around the corner providing easy access to the City Centre and surrounding area.

SPECIAL FEATURES

- » Extremely well presented three bed end of terrace house
- » Extending to 93 sq.m / 1,000 sq.ft
- » Side access to rear garden
- » Private sunny westerly facing rear garden
- » Excellent potential to extend
- » Off street parking
- » Bright and spacious accommodation
- » Close proximity to Dublin City Centre
- » Booterstown Dart station within easy reach
- » Easy access to (N11, M50, QBC)





ACCOMMODATION

ENTRANCE HALLWAY

3.64m (11'1") x 1.87m (6'1")

Ceiling coving, under-stairs storage.

GUEST W.C

1.75m (5'7") x 0.69m (2'2")

w.c., pedestal wash hand basin, mirror over.

LIVING ROOM

5.37m (17'6") x 3.37m (11')

Marble fireplace with open fire, ceiling coving, t.v. point, wall lighting, timber floor, double doors to.....

KITCHEN/DINING ROOM

5.39m (17'6") x 3.09m (10'1")

Range of fitted units, worktop, breakfast bar, 1 ½ bowl stainless steel sink unit, four ring halogen hob, extractor fan, oven, integrated fridge-freezer, washer dryer, tiled and timber floor, double doors to patio and garden.

STAIRCASE TO FIRST FLOOR

LANDING

3.09m (10'1") x 1.86m (6'1")

Hatch to attic.

HOTPRESS

With shelving, immersion and alarm panel.

BEDROOM 1

3.42m (11'2") x 3.42m (11'2")

Built-in wardrobes, dressing table with mirror over, phone point, door to.....

ENSUITE SHOWER ROOM

2.52m (8'2") x 0.82m (2'6")

Step-in tiled shower unit, pedestal wash hand basin, mirror over, w.c., fully tiled walls, tiled floor, recessed lighting.

BEDROOM 2

3.54m (11'6") x 2.73m (8'10")

Built-in wardrobes, desk with mirror over.

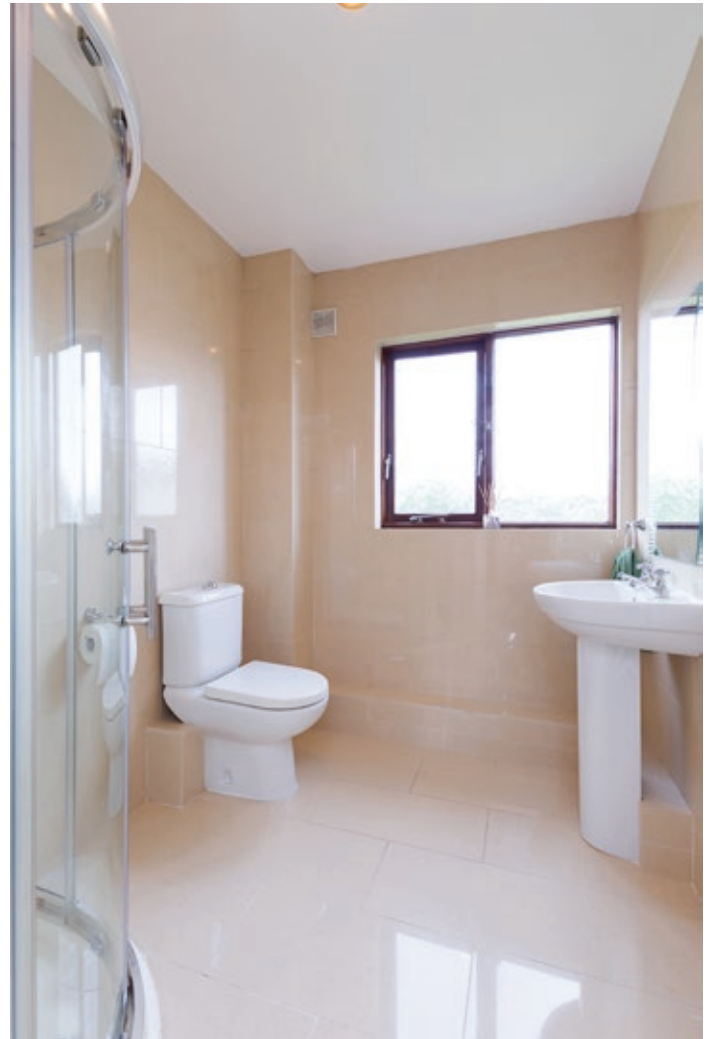
BEDROOM 3

2.57m (8'4") x 2.51m (8'2")

Built-in wardrobe.

BATHROOM

Step-in tiled shower unit, w.c., pedestal wash hand basin, fully tiled walls and tiled floor, recessed lighting.



OUTSIDE

The property is approached by a cobble-lock driveway offering off-street parking for two cars, bordered by a lawn and well stocked border. A side entrance leads to the most appealing sunny westerly facing rear garden extending to 11m x 8.2m (36' x 27') which enjoys a paved patio and lawn bordered by mature planting.

DIRECTIONS

Traveling from the city centre on the N11 take the left turn onto Booterstown Avenue. The second right onto South Hill Avenue and the next right hand turn into Merrion Park. Take a left turn at the T junction and follow the road around to the right. No.111 is located on the right just after the bend.

BER DETAILS

BER rating: D1

BER Number: 100824218

Energy performance rating: 248.53 kWh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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