

For Sale

Asking Price: €495,000



12 Fortwilliam, Mount Merrion Avenue,
Blackrock, Co. Dublin, A94 C785

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BER B3





Located at the top of Mount Merrion Avenue, number 12 Fortwilliam is an owner occupied, bright and spacious two bed roomed second floor apartment situated in this highly sought after development with a sunny aspect and excellent parking. This property is sure to be of interest to a wide variety of purchasers given its prime location close to Blackrock, Stillorgan and Mount Merrion. A rare opportunity not to be missed.

With an impressive floor area of 866sq. ft. approx., the accommodation is beautifully presented throughout in modern, neutral tones. Comprising of a wide entrance hall with intercom to the main front door of building, modern shower room suite, separate utility/storage room, large open plan bright and modern living/kitchen/dining.

This really is a superb space to sit, relax and watch the world go by being dual aspect which also allows in lots of natural light. There is also access to a private balcony from the living room area. There are also two double bedrooms to complete the accommodation.

Located just off the N11, Fortwilliam is on a quality bus corridor with excellent bus services to the city centre, within walking distance of Blackrock village and within easy reach of Dundrum and Stillorgan villages. It is located on one of the main arterial routes into Dublin City Centre with easy access to the M50, Dublin Airport and surrounding counties.

SPECIAL FEATURES

- Spacious two bed 2nd floor apartment with sunny aspect
- Turnkey condition
- Ample parking provided
- Close to Stillorgan and Blackrock villages
- Easy access to transport routes – M50, N11, QBC, DART
- Ultra-convenient location
- SERVICES
- G.F.C.H.
- TV and phone points
- Management fee €2,600 approx.

ACCOMMODATION

Floor Area: 80.5sq.m. / 866sq.ft. approx.

Entrance Hall 5.85m x 2.34m (19'2" x 7'8")

Laminate flooring, central light

Bedroom 1 3.09m x 4.67m (10'2" x 15'4")

Laminate flooring, central light, fitted wardrobes, window to side.

Bedroom 2 2.65m x 3.14m (8'8" x 10'4")

Laminate flooring, central light, fitted wardrobes, window overlooking side.

Utility/ Store

Plumbed for washing machine and dryer

Open plan living/kitchen/dining 5.50m x 8.36m (18'1" x 27'5")

Large bright open plan space, with laminate flooring, dual aspect, fireplace with black marble effect hearth, cream marble inset and surround with gas fire inset. Door to balcony. Kitchen island unit with Nordmende induction hob, electric oven, built in storage, integrated fridge freezer, Nordmende dishwasher, 1½ stainless steel sink unit, extractor hood and fan. Excellent range of floor and wall units.

Shower Room

Modern bathroom suite with tiled floor and metro tiling on walls, corner shower with rainfall shower head, heated towel rail, wc, wash hand basin, extractor, tiled splashback, and understorage.

GARDEN

Set amongst mature and well-maintained grounds the apartment has access to a private balcony area – a perfect spot to relax.

BER

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Energy Performance Indicator: 145.7 kWh/m²/yr



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