

For Sale

Asking Price: €625,000

Sherry
FitzGerald



81 Merrion Park, Blackrock,
Co. Dublin, A94 TW30



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BER D1



Sherry FitzGerald are delighted to present number 81 Merrion Park to the market. An attractive two-bedroom property with an attractive mature rear garden in this delightful leafy enclave.

Located in the heart of this award-winning development, Merrion Park is surrounded by well-manicured landscaped grounds and gardens with mature trees and shrubbery. A committed residents committee ensure that the development is always looking its best.

The accommodation briefly comprises of an entrance hall which enters into the kitchen/breakfast room to the front and leads to the living room with doors leading to the rear garden. Upstairs there are two double bedrooms, the main with an ensuite and a family bathroom.

There is a private rear garden which is ideal for relaxing and enjoying the sunshine or entertaining and dining al fresco.

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

This property is sure to suit a multitude of buyers looking for a most convenient location.

SPECIAL FEATURES

- Attractive two-bedroom house
- Turnkey condition
- Electric heating
- Alarm
- Service Charge €500 P.A.

ACCOMMODATION

Floor Area: 81.5sq.m. / 877sq.ft. approx.

Entrance Porch: Leading to

Entrance Hall: Laminate flooring understairs storage cupboard, ceiling coving and door to

Kitchen/ Breakfast Room: Good range of wall and floor units with nice worktop space, Zanussi oven, 4 plate hob with overhead extractor hood and fan, Bosch dishwasher, Zanussi washing machine and Beko fridge/freezer. Window to the front, laminate flooring and glazed door leads to

Living Room: With carpet flooring, ceiling coving and attractive Adam style fireplace. Window and doors leading to rear garden.

Landing: Hot press with dual immersion.

Bedroom 1: Main bedroom a double to the rear with window, carpet flooring and ceiling to floor mirrored built in wardrobes.

Shower Room Ensuite: Tiled floor, partially tiled walls, stand in shower unit, wash hand basin, wc, and Velux roof light.

Bedroom 2: Double bedroom to the front, window, carpet flooring, good range of built in wardrobes and dressing table unit.

Bathroom: Fully tiled with bath and hand shower attachment, wash hand basin with storage underneath, wc, and Velux roof light.

GARDEN

Attractive walled rear garden with lawn and paved sun patio which is ideal for dining al fresco and entertaining. There is also a timber shed for storage. Front garden with off street parking.

BER

BER D1, BER No. 102998002

Energy Performance Indicator: 233.68 kWh/m²/yr



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