



54 Merrion Grove, Blackrock, Co. Dublin A94P169

Beirne
& Wise

For Sale By Private Treaty



Merrion Grove is a much sought after residential development set on beautifully landscaped grounds just off the Stillorgan Road. This location is very convenient, it is close to both the N11 Quality Bus Corridor and Booterstown DART Station, allowing easy access to the city centre. UCD and Blackrock Village and Blackrock Park are within walking distance and Merrion Grove also adjoins the beautiful grounds of St Helen's Radisson Hotel.

No. 54 is an own door ground floor apartment (52sq.m/560sq.ft.), the spacious interior is bright and airy as it enjoys a dual aspect with views to both front and back. The well laid out accommodation comprises an entrance porch, hall, a large living room/ dining room with patio doors to a private sun terrace, kitchen, bathroom and a fine double bedroom. There is a store room off the entrance porch. There is ample resident's car parking available within the development.

Special Features

- Modern development
- 52sq.m/560sq.ft. approximately
- Ample resident & visitor parking
- Own door apartment
- Landscaped communal gardens
- Close to N11 and QBC



Accommodation

PORCH

With tiled floor and access to the store room

ENTRANCE HALL

With polished wooden floor, the rooms are accessed off the hall

LIVING/DINING ROOM

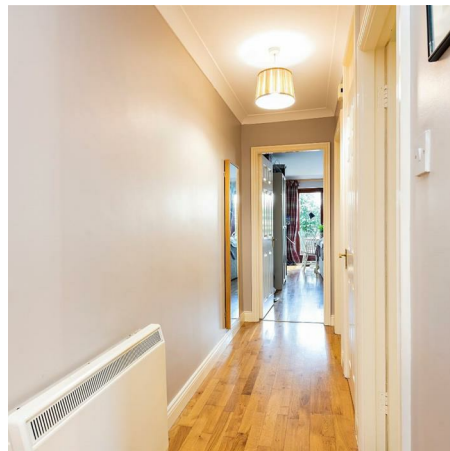
4.65m x 4.39m

A bright and spacious room with polished wooden floor and double doors opening out to the private paved patio. There is a wooden fireplace with electric fire.

KITCHEN

3.36m x 2.09m

The kitchen with tiled floor, is fitted with a comprehensive range of wall and floor units with tiled splashback. The integrated appliances include an oven, hob and fridge, extractor fan, and it is plumbed for a dishwasher and a washer/dryer.



BATHROOM

3.36m x 1.76m

With tiled floor, w.c., w.h.b. and a bath with tiled surround, overhead shower and screen door.

BEDROOM 1

3.36m x 2.96m

A double bedroom to the front aspect; with polished wooden floor and built in wardrobes

STORE ROOM

Convenient under steps storage room access via the porch

OUTSIDE

The apartment has a private terrace.

There is ample resident and visitor parking, and landscaped communal gardens.

MANAGEMENT COMPANY

€1,050 per annum (subject to change)

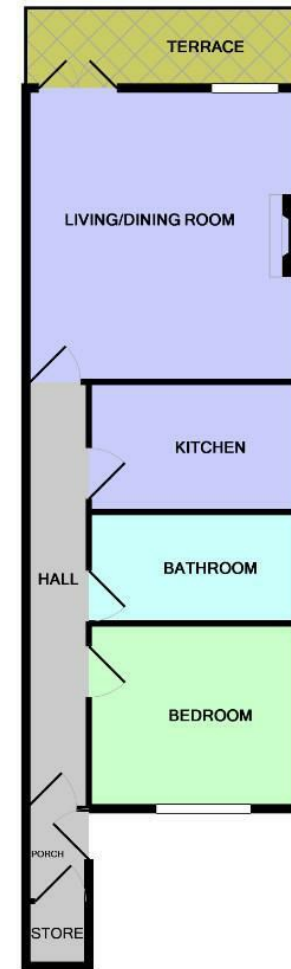
Merrion Grove Management Company Ltd

BER

Number: 111881447

Output: 232.88 kWh/m²/yr.





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