



46 Merrion Woods, Stillorgan Road,  
Blackrock, Co Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER B3**









# For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this superbly appointed and extremely spacious penthouse extending to 207 sq.m / 2,228 sq.ft. Flooded with natural light, the property exudes style and high-quality workmanship is most evident throughout providing ample living space and bedroom accommodation. The property is situated in a truly tranquil location within a mature gated development further enhanced by meticulously maintained landscaped gardens.

Upon entering the property you are welcomed by a gracious entrance hallway, an extremely well-proportioned drawing and dining room with access to the terrace. There is a surprisingly large eat-in kitchen, a master suite including a dressing area and ensuite, a large double bedroom and main bathroom complete the accommodation at this level. A spiral staircase leads to the first floor enjoying two further bedrooms, one which is fully fitted out as a home office and both have ensuites. There is also excellent under eaves storage. The property is further enhanced by wrap around terraces enjoying all day sunshine and overlooking the manicured communal gardens. This is an outstanding property which must be seen to be fully appreciated.

No. 46 enjoys spectacular views over the surrounding hinterland towards the sea and Howth. Merrion Woods is a much sought after exclusive and secure development situated in this enviable location within close proximity of a variety of local amenities including various local shopping centres, specialist shops, restaurants, pubs and The Radisson Hotel in nearby Stillorgan, Booterstown, Blackrock and Mount Merrion. Dundrum Town Centre is also a short drive away as is University College Dublin. The area is well serviced

by excellent transport links within a short walk of The QBC on the N11, Booterstown Dart station and the M50 allowing ease of access to the city centre and surrounding area.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Extending to 207 sq.m / 2,228 sq.ft
- » Penthouse apartment with wraparound terrace
- » Stunning views over Dublin Bay and the surrounds
- » Large light filled rooms
- » Overlooking communal gardens
- » Double glazed windows throughout
- » Two car spaces and ample visitor parking
- » Burglar alarm system
- » Lift access
- » Gas fired central heating
- » LED recessed lighting throughout
- » Close proximity to Dublin City Centre
- » Booterstown Dart station within easy reach
- » Easy access to (N11, M50, QBC)

# ACCOMMODATION

## ENTRANCE HALL

10.3m (33’8”) x 2.41m (7’1”)  
Hardwood oak floor, ceiling coving, recessed lighting and video intercom system.

## HOTPRESS

With immersion, timer and shelving.

## DRAWING ROOM

6.69m (21’1”) X 4.05m (13’2”)  
Marble fireplace with gas fire, ceiling coving, recessed lighting, wall lighting, hardwood oak floor, fitted bookshelves, t.v point and surround sound system. Double doors to balcony:

## DINING ROOM

4.36m (14’3”) x 3.77m (12’3”)  
Hardwood oak floor, ceiling coving and recessed lighting.

## LOUNGE

3.61m (11’9”) x 2.18m (7’1”)  
Hardwood oak floor, ceiling coving and recessed lighting. Double doors to balcony:

## KITCHEN

5.45m (17’9”) x 5.03m (16’4”)  
Range of fitted units, worktops, 1 ½ bowl stainless steel sink unit, gas hob with extractor fan over, double oven, integrated microwave, dishwasher, washing machine, fridge freezer, tiled splash back, centre island with polished marble worktop, tiled floor, ceiling coving, recessed lighting, surround sound speakers and video intercom handset.

## MASTER BEDROOM

4.51m (14’8”) x 3.76m (12’3”)  
Bay window, ceiling coving, t.v. and phone points and wall lighting.

## DRESSING AREA

2.38 (7’8”) x 1.8m (5’10”)  
Range of fitted wardrobes.

## EN SUITE SHOWER ROOM

3.09m (10’1”) x 2.3m (7’5”)  
Vanity unit with polished marble worktop, twin sinks, double tiled shower unit, w.c, fully tiled walls, tiled floor, recessed lighting and fitted storage unit.

## BEDROOM 2

4.32m (14’1”) x 4.22m (13’9”)  
Range of built in wardrobes, t.v and phone points, ceiling coving, hardwood oak flooring.

## BATHROOM

2.56m (8’3”) x 2.41m (7’1”)  
Bath, separate shower unit, w.c, pedestal wash hand basin, fitted mirror and light over, Recessed lighting, fully tiled walls and tiled floor.

## SPIRAL STAIRCASE TO THE FIRST FLOOR

## LANDING

3.25m (10’6”) x 1.57m (5’1”)  
Recessed lighting and velux window.

## BEDROOM 3

5.23m (10’6”) x 4.33m (14’2”)  
Range of built-in wardrobes, t.v point, phone point and Velux windows.

## EN SUITE SHOWER ROOM

3.17m (10’3”) x 1.95m (6’3”)  
Separate tiled shower unit, w.c, pedestal wash hand basin, fitted mirror over, partly tiled walls, tiled floor, recessed lighting, heated towel rail, extractor fan and velux window.

## BEDROOM 4

4.3m (14’1”) x 3.4m (11’1”)  
Built-in home office, phone point, t.v point, recessed lighting and under eaves storage.

## GUEST W.C

1.69m (5’5”) x 1.48m (4’9”)  
Pedestal wash basin, w.c, fitted mirror and light over, partly tiled floor and velux window.















OUTSIDE

The property enjoys wraparound paved terraces overlooking the manicured communal gardens and enjoys superb views over the surrounding hinterland and Dublin Bay. There are two parking spaces included. ample visitors parking set behind electric gates and pedestrian access leading down to Booterstown Avenue.

MANAGEMENT COMPANY

Sumaes Management Company Limited  
Services charge: €2,287 subject to change.

BER DETAILS

BER: B3  
BER Number: 108366675  
Energy Performance Indicator: 145.57 kWh/m2/yr

DIRECTIONS

Travelling southbound on the N11, take your left hand turn at the traffic lights for The Radisson SAS Hotel. Follow down past Belfield Park on your left hand side and take you next left and first right hand turn. This road leads down into Merrion Woods. The property is located in the last block on the left hand side.

VIEWING

Strictly by appointment with the sole selling agents,  
Hunters Estate Agent, Foxrock.

Ph.012897840.  
Email:foxrock@huntersestateagent.ie



**T** 01 289 7840 **E** foxrock@huntersestateagent.ie **W** www.huntersestateagent.ie  
2 Brighton Road, Foxrock, Dublin 18  
St Martin’s House, Waterloo Road, Dublin 4  
4 Castle Street, Dalkey, Co. Dublin  
**PSRA Licence no:** 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.