

# For Sale

Asking Price: €825,000

Sherry  
FitzGerald



151 The Elms, Mount Merrion Avenue,  
Blackrock, Co. Dublin, A94 WY10

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER C1





Sherry FitzGerald are proud to offer this exceptional three bedroom 1,657 sq.ft. approx. ground floor apartment in this most up market and very sought after gated development off Mount Merrion Avenue. An unusual feature of this apartment is that it comes with its own private south facing garden approximately 75 foot long, so you have the best of both worlds - an easy maintenance ground floor apartment and also your own proper garden to enjoy and relax in.

On entering you have a lovely spacious hallway, which leads to a large and impressive living/ formal dining room with feature fireplace and doors leading out to a light filled sun room, which overlooks the delightful private garden. You then have a well fitted kitchen/breakfast room. There are three good double bedrooms - the main has a good ensuite shower room plus there is a main shower room and a separate WC and cloak storage.

Ideally located in a quiet and highly regarded residential development just off Mount Merrion Avenue, residents are within easy access of Blackrock's beautiful coastal village, offering chic boutiques and gourmet food shops together with several high street shops and supermarkets. Some of Dublin's most renowned schools are also nearby including Blackrock College, St. Andrews College and Mount Anville and the property is within easy access of the DART, N11 and QBC (with Aircoach) which provide efficient access to the city centre, airport and beyond.

#### SPECIAL FEATURES

- Spacious three bedroom ground floor apartment with private large garden
- Upmarket gated development with night time security
- Beautiful private 75 ft garden with sun terraces
- Car parking
- Gas fired central heating
- Close to Blackrock and Stillorgan



**ACCOMMODATION**

Floor Area: 153sq.m. / 1,647sq.ft. approx.

Entrance Hall: Two large built-in storage cupboards.

Guest WC: Fully tiled with wash hand basin and wc.

Living Room: Spacious room with very fine marble fireplace with provision for gas fire, ceiling coving, built in display cabinets, recessed down lights, carpet, sliding door out to sun room.

Sun Room: Tiled floor, windows over-looking garden and door out, cupboard with gas fired boiler.

Kitchen/ Breakfast Room: With good range of wall and floor units, Rangemaster 5 plate gas cooker with oven & grill. Bosch dishwasher & Miele washing machine, black and white tiled floor, door out to garden.

Bedroom 1: Very spacious double room, with two windows, excellent range of built in wardrobes, ceiling coving.

Ensuite: Fully tiled shower room with walk in shower, wash hand basin, WC, large built-in cupboards, and window.

Bedroom 2: Large double bedroom with ceiling coving, good built-in wardrobes and window overlooking rear garden.

Bedroom 3: Good sized double bedroom with ceiling coving, window overlooking rear garden.

Shower Room: Fully tiled with shower cubicle, wash hand basin, WC, and heated towel rail.

**GARDEN**

There is a truly delightful, mature, south-west facing garden surrounded by old granite walls with lawn, pond, three paved patio areas, ideal for al fresco dining and entertaining. Flower beds with a variety of shrubs and plants. Wide side garden with pedestrian gate and timber garden shed.

**BER**

BER C1, BER No. 101788727

Energy Performance Indicator: 164.82 kWh/m<sup>2</sup>/yr





**mySherryFitz**

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



**Sherry  
FitzGerald**

**NEGOTIATOR**

Ronan O'Hara Assoc. SCSi  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 257 8885  
E: [ronan.ohara@sherryfitz.ie](mailto:ronan.ohara@sherryfitz.ie)

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: [blackrock@sherryfitz.ie](mailto:blackrock@sherryfitz.ie)

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.