

For Sale

Asking Price: €775,000



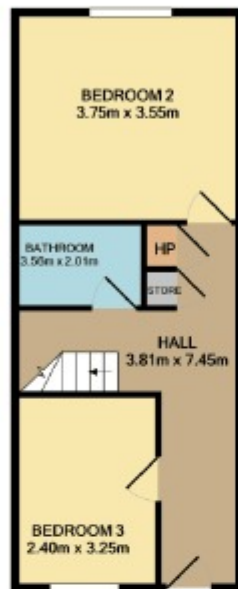
103 The Elms, Mount Merrion Avenue,
Blackrock, Co. Dublin, A94 A319

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BER C2



GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



1ST FLOOR

Number 103 The Elms, is a most luxurious and comfortable three bedroom duplex home located in the exclusive Elms development off Mount Merrion Avenue, within a few minutes walk of a wealth of amenities including DART, Blackrock village and Dublin Bay.

This beautiful duplex comes to the market in excellent condition having been modernized and with the added bonus of a south facing sun terrace. On entering there is an instant feeling of space with a large welcome entrance hall, on this floor lies, two bedrooms, a family bathroom and storage. Stairs lead to an impressive landing. There is a large kitchen breakfast room, a spacious living room with access to a south facing sun terrace and double doors leading to a separate dining room. A main bedroom with ensuite shower room again with access to a private sun terrace. All bathrooms have been recently refurbished.

The location of The Elms is second to none, with a wealth of amenities on the doorstep. The attractive development built in the 1980's is within striking distance of a host of local amenities in Blackrock village, with two shopping centres, restaurants, boutiques, independent shops with the seafront and bathing at Seapoint and parks at Blackrock and Carysfort Park and playgrounds for children located in both parks just a short stroll away. The Merrion, Stillorgan and Dundrum shopping centres are also within a short drive. Many of Dublin's premier schools are also within walking distance including Willow Park, Blackrock College, St Andrew's College, Colaiste Iosagain and Colaiste Eoin, as is University College Dublin at Belfield. There are excellent transport links within the vicinity including the DART at Blackrock station and the QBC along the Stillorgan Road, the no. 17 servicing Mount Merrion Avenue itself. The N11 also offers easy

access to the City Centre and beyond. Viewing is strongly advised in order to appreciate the potential of this fine, quality home.

SPECIAL FEATURES

- Beautifully presented three bedroomed home
- Security guard at gate at night.
- Set amidst landscaped communal grounds
- South facing balcony
- Ample car parking
- Walk in condition throughout
- Gated development
- Highly desirable area
- Gas fired central heating
- Tv points
- Phone intercom for electric gates
- Service Charge: €3,100 per annum.

ACCOMMODATION

Floor Area: 121sq.m. / 1,302sq.ft. approx.

Hall Tiled flooring, ceiling coving, access to storage and hot press

Bedroom 2 Large double bedroom to rear with carpet flooring

Bedroom 3 Single bedroom to front with carpet flooring

Bathroom Newly fitted bathroom with wash hand basin, illuminated vanity unit, bath with power shower and wc

Landing Carpet flooring

Kitchen Good range of floor and wall units, integrated Neff oven and plate warmer, plumbed for washing machine, dishwasher, integrated Neff induction hob, tiled flooring.

Dining Room Carpet flooring, ceiling coving, window overlooking front, double doors lead to the living room

Living Room Exceptionally spacious room with fireplace, carpet flooring, ceiling coving and access to sun terrace.

Bedroom 1 Carpet flooring, coving, built in Sliderobe designed wardrobes, access to sun terrace

Ensuite Newly fitted, fully tiled, wc, wash hand basin, shower unit.

GARDEN

The Elms is a lovely secure development off Mount Merrion Avenue which benefits from well maintained and landscaped communal gardens with ample resident and visitor parking.

The duplex benefits from a lovely south facing balcony which can be accessed from both the living room and the main bedroom.

BER

BER C2, BER No. 101821619

Energy Performance Indicator: 191.35 kWh/m²/yr



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