



Apartment 194 The Links

Elmpark, Merrion Road, Dublin 4. D04 WE19

Morrison
Estates



For Sale by Private Treaty

An extremely bright and spacious dual aspect fifth floor apartment which has floor to ceiling glass windows with open panoramic views over Elm Park Golf course with the Dublin mountains in distance as backdrop. This property is a rare and exclusive find in a highly sought after apartment complex in a prime location just off the Merrion Road close to Merrion strand and the DART station for easy city access. The interior is fresh and inviting and is finished to an exacting standard throughout including a modern fitted kitchen, timber flooring throughout and has just been entirely repainted and is ready to occupy and also comes with a designated underground car parking.

The layout includes entrance hall opening to an open plan living area with feature internal balcony area with floor to ceiling windows capturing south facing panoramic views, modern fitted kitchen, two double bedrooms, master bedroom with ensuite and main bathroom from second bedroom. The living area benefits from all day natural light.

The Links, at Elmpark is the residential side of this prominent mixed use residential and office development, located off the Merrion Road in Dublin 4. Occupiers in Elm Park include, Willis Tower Watson, Novartis and Giraffe Childcare. The development is located between Booterstown and Sydney Parade DART stations. A number of Dublin Bus routes are located along the Merrion Road, at the entrance to the development, providing access into the City Centre and the LUAS at Bride's Glen. GoCars are stationed onsite along with a bleeper bike station. Bicycle parking is provided in the basement of the building for residential occupants.

This is one of south Dublin's best locations close to St. Vincents Hospital, Caritas Convalescent Centre, Blackrock Clinic, Facebook and the popular villages of Blackrock, Ballsbridge and Donnybrook are also close by. Nearby shopping includes the Merrion Shopping Centre and Blackrock Village and Shopping Centre. The DART is just a short walk away, and the N11 and access to M50 is also nearby.

Features

- Bright, well proportioned accommodation c. 76 Sq. M (818 Sq. Ft)
- Feature glass bi-folding doors with floor to ceiling window offering panoramic south facing views over Elm Park Golf Course
- No vendor chain and ready for immediate occupation
- Absolutely turn key, pristine condition
- Built-in kitchen appliances namely oven with hob, extractor fan, dishwasher, microwave, washer/dryer and fridge/freezer included in the sale
- Central heating provided by the Apartment complex central system included in service charge (subject to conditions)
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Double glazed windows throughout
- Security Intercom
- Mood Lighting
- Lift to all floors
- Designated underground car parking space approached by electronic security gates
- Meticulously maintained landscaped grounds within the development
- Enviably convenient location close to the DART and City Centre in a prime south city location

Accommodation•

Reception Hallway: L-shaped hallway with timber flooring, large walk-in storage press containing water boiler, intercom and door to

Open Plan Living/Dining including internal balcony: 6.88m x 3.85m with timber flooring, bi-folding doors with floor to ceiling windows, recessed lighting, superb views over Elm Park Golf course and Dublin Mountains

Kitchen: 2.39m x 2.11m modern fitted kitchen with range of built-in units, Neff cooker, oven and stain-less steel extractor fan, stainless steel sink unit, Neff dishwasher, fridge/freezer, washer/dryer, re-cessed lighting, tiled floor and splashback

There are two bedrooms:

Bedroom 1: 4.84m x 2.71m, with range of built-in wardrobes, timber flooring, window to front aspect and door to

En-Suite Shower Room: 1.98m x 1.25m with fully tiled step-in shower, wc with concealed cistern, vanity wash hand basin, fitted mirror and shaver socket, tiled walls and floor

Bedroom 2: 4.48m x 2.83m, with range of built-in wardrobes, timber flooring and window to front aspect, door to ensuite

Ensuite/Bathroom: 2.18m x 1.81m, Jack & Jill style bathroom opening to hallway with white suite comprising bath with shower over and shower screen, tiled walls, wc with concealed cistern and vanity wash hand basin, fitted mirror, recessed lighting, tiled floor

Outside•

To the front, there are double gated driveway entrances each side of main wall featuring shrubbery for privacy and parking and mature lawns. The rear lawned garden (0.3 Acres) is 43m in length and has a south westerly aspect to capture maximum sunshine which is laid out with large landscaped areas and mature trees featuring sun patio design at rear of living area and mature planting at rear wall and which also enjoys a high degree of privacy. Access to storage/hobby shed on one side and also garage on other side. Utility room at rear of garage. Outside tap.





Viewing: By prior appointment

BER: B2

BER Number: 100457779



morrisonestates.ie The logo for offr, featuring the word 'offr' in a stylized font with a circular graphic element.

Place your offer securely 24/7 through our transparent online bidding system and keep updated.

01 293 7100

Sandyford

10 Sandyford Office Park,

Sandyford, Dublin 18. D18 H5F1

Email: info@morrisonestates.ie

www.morrisonestates.ie

These particulars do not form any part of any contract and are given as 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, Morrison Estates & Lettings Ltd., or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.
PSRA License No. 004334

**Morrison
Estates**

PSRA 004334