

# 163 THE LINKS, ELMPARK

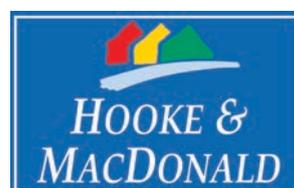
Merrion Road, Dublin 4



## Stunning One Bedroom Apartment

BER B2

Attractive one bedroom second floor apartment in modern building with award winning design overlooking Elm Park Golf Course and presented in immaculate condition.





## THE PROPERTY

163 The Links, Elmpark is a superb one bedroom second floor apartment in this modern development with an award winning design. It extends to 62 sq.m / 667 sq.ft and comprises a large living / dining room with wintergarden off it, fitted kitchen, double bedroom with wintergarden off it, bathroom and hotpress store. The property is in 'as new' condition, only requiring floor coverings.

Elmpark is superbly located on Merrion Road convenient to all the amenities of Ballsbridge, Donnybrook and Merrion. It is a very rare occurrence that a coastal property becomes available in such a prime Dublin 4 location. It is situated on a magnificently landscaped 17 acre site between Dublin Bay and Elm Park Golf Club.

It is within walking distance of Dublin's Embassy Belt at Ailesbury Road/Shrewsbury Road/Merrion Road and also the famed RDS. The fact that it is on the DART line and the QBC brings it within easy reach of all the attractions and amenities of the city. The University College Dublin campus at Belfield is also within walking distance of the development while Merrion Strand is an excellent natural amenity for walking enthusiasts. There are a multitude of sporting and leisure facilities in the immediate vicinity.

There are numerous fine hotels, restaurants and shops close by, including the Four Seasons and Herbert Park Hotels, Roly's Bistro, Merrion Shopping Centre. Merrion Church, St. Vincent's University Hospital and Private Clinic are also adjacent.



If golf is your game, Elmpark is right next door to the Elm Park Golf Club which has its entrance on Nutley Lane. Enjoy the 18-hole golf course, the 18-hole putting green, the driving range or play tennis on one of the seven grass courts. The clubhouse has a bar and dining room, and also snooker and bridge can be enjoyed by members or guests.

**FEATURES**

- Solid oak entrance doors to apartment
- Low cost district heating system
- Aluminium, double glazed patio doors & windows to wintergarden
- Underfloor heating throughout
- Individual thermostat controls the underfloor heat in each room
- Underground car parking included in managed car park
- Monitored CCTV security system throughout the development

**ACCOMMODATION SCHEDULE**

**Hallway:**

With hotpress storage

**Kitchen:** 2.38m x 2.11m

Kitchen with a full range of presses and built-in appliances.

**Living / Dining Room:** 3.93m x 3.84m

Access to large wintergarden.

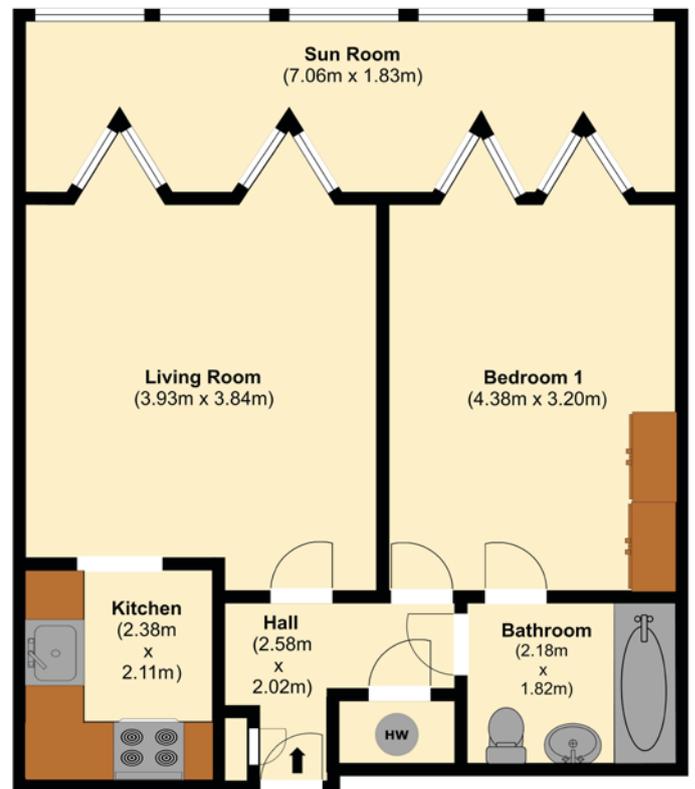
**Wintergarden:** 7.06m x 1.83m

**Bedroom:** 4.38m x 3.20m

Built-in wardrobes. Access to large wintergarden.

**Bathroom:** 2.18m x 1.82m

Tiled and with high quality sanitary ware.



**Floor Area**  
c 62 sq Mtrs / 667 Sq ft  
(including sunroom)



*Not to scale  
for identification  
purposes only*



Scan for Google Maps



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## LOCATION MAP

## SERVICE CHARGE:

Currently €1,598 per annum. Heat & hot water currently €709 per annum.

## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER B2

BER No.106770787

Energy Performance Indicator: 123.3 kWh/m<sup>2</sup>/yr



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