

# For Sale

Asking Price: €950,000



95 Merrion Park, Blackrock,  
Co. Dublin, A94 D9V2



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BER C1



A stunning newly extended family home, ideally tucked away in a quiet cul de sac in Merrion Park, a highly regarded family orientated development. 95 Merrion Park is a three bedroom plus attic conversion which has been beautifully refurbished throughout and boasts a fully landscaped South West facing garden. The location is second to none with a few minute stroll to the N11 bus corridor and in walking distance to the much sought after Blackrock Village.

Stepping through the door you are immediately met by a bright modern entrance where the parquet flooring and glass door lead you in to a fully extended and refurbished open plan kitchen. The contemporary kitchen includes an island with seating with a further dining area perfect for large family dinners and special occasions. The open kitchen extends into a pitched roof living area with sliding glass doors leading to the South West facing private garden flooding the kitchen with warmth and light. To the left of the entrance hall there is a large living room with a grand marble fireplace and an open fire. The double doors lead in to the kitchen giving the downstairs of this wonderful home a lovely flow perfect for modern family living. The guest wc off the entrance completes the downstairs accommodation.

The upstairs comprises of a main double bedroom with a large modern ensuite. There are two further double bedrooms and a large main bathroom on this floor with stairs leading up to a wonderfully converted attic with extra eaves storage, large velux windows and ample space for a both work from home space and living area.

The back garden is beautifully laid out with South West facing orientation. The original stone wall to the back provides

wonderful privacy and the patio area is the perfect spot for watching the sun go down or alfresco dining in the summer. There is a communal garden in Merrion Park which is well maintained and the residents have use of communal herb planting.

Located in this award winning, beautifully maintained development this property is within striking distance of a host of local amenities with Blackrock village, offering an array of shopping centres, restaurants, sea front and park walks, just a short walk away. There are numerous well regarded schools within easy walking distance including St Andrews, Blackrock College, Mount Anville, Booterstown National School, The Smurfit Graduate Business College and UCD There are excellent transport links available with the DART and N11 with the QBC offering easy access to the City Centre.

#### SPECIAL FEATURES

- Stunning 3 bedroom mid-terraced property.
- Measuring 149.9sqm. including the attic.
- Large converted attic.
- Southwest facing rear garden.
- Very high specification finish throughout.
- Lovely quiet residential area.
- Close proximity to Blackrock and all amenities.
- Off-street parking.

## ACCOMMODATION

**Entrance Hall** Bright open hallway with parquet flooring, built in under stair storage, glass door leading to kitchen and door leading to living room.

**Guest WC** Leading from hallway, parquet flooring, circular feature window, wash hand basin, wall hung mirror and WC.

**Living Room** Large living room with parquet flooring continued, built in shelving in alcoves, marble fireplace with open fire. Ample space for large furniture, window to front of house with hedging for privacy.

**Kitchen/Dining/Family Room** Exceptionally large newly refurbished, open plan, kitchen with wall and floor hung units and central island with additional storage and work top space. All integrated high end appliances including double oven, fridge freezer, washing machine.

Laminate flooring throughout. Dining area with feature modern light fitting, ample space for a 8-10 seat kitchen table. Living area extension with pitched roof, large Velux windows. Glass sliding doors across the back opening on to the South West facing garden flooding the kitchen with light.

**Main Bedroom** Bright spacious double bedroom with built in wardrobes, wood flooring, large window overlooking garden. Ensuite Exceptionally large ensuite bathroom, newly refurbished, marble style wall to ceiling tiles, large modern walk in shower with in set shelving built in and waterfall double head mains shower. Sink with built in shelving, chrome modern tap, wall hung mirrored vanity unit.

**Bedroom 2** 3. Bright double bedroom with wood flooring, built in wardrobes, large window to the front of the house.

**Bedroom 3** Double bedroom with wood flooring and built in wardrobes.

**Bathroom** Newly refurbished, floor to ceiling marble style tiling, bath with electric shower. Heated towel rail, sink with built in shelving.

**Attic Room** Fully converted attic with huge space for a teenager room/ work from home space or gym. Further storage in eaves both sides of the room. Large Velux windows, wood flooring, recessed lighting.

## GARDEN

The back garden is beautifully laid out with South West facing orientation. The original stone wall to the back provides wonderful privacy and the patio area is the perfect spot for watching the sun go down or alfresco dining in the summer. There is a communal garden in Merrion Park which is well maintained and the residents have use of communal herb planting.

## BER

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