



111 Merrion Grove,
Stillorgan,
Co. Dublin

owenreilly

For Sale By Private Treaty



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DESCRIPTION

Owen Reilly presents this bright and spacious three bedroom own door duplex situated in a mature, well managed development adjacent to the SAS St. Helen's Radisson hotel. This a peaceful location at the end of a cul de sac just off the N11 with ample resident's parking. Accommodation comprises entrance hallway, living/dining room with access to generous terrace, fully equipped kitchen, three bedrooms (master ensuite) and a spacious bathroom.

LOCATION

Merrion Grove is a very quiet and sought after development situated in this enviable location just off the N11 and behind St. Helen's Radisson Hotel and within close proximity of a host of local amenities including shops, bars and restaurants. The villages of Stillorgan, Booterstown, Blackrock and Mount Merrion are all nearby. Dundrum Town Centre is also a short drive away as is University College Dublin. Excellent transport links are available nearby including the 46A bus providing easy access to the city centre.

FEATURES

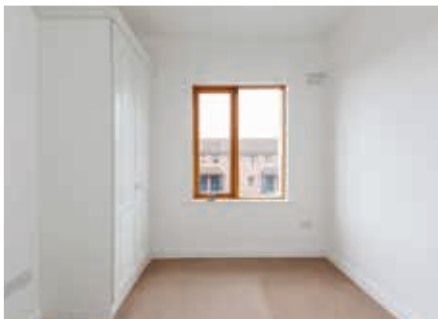
- Fully redecorated throughout
- Spacious interior
- Cul de sac setting
- Well maintained development
- Ample parking
- Host of amenities nearby

FLOOR AREA: 78.60 Sq. M.

BER: D2

NEGOTIATORS

Owen Reilly and Angela McCabe



ACCOMMODATION

Entrance Hall (3.15m x 1.85m)
Entrance hallway with carpet floor.

Living Room (5.36m x 4.69m)
Living room with fire inset, carpet flooring and balcony access.

Closet Under Stairs (1.29m x 0.91m)



Kitchen (3.22m x 2.73m)
Kitchen with oven, hob, fridge, washing machine, dishwasher, tiled splash back and linoleum flooring.

Bedroom 1 (3.69m x 3.13m)
Double bedroom with fitted wardrobes and carpet flooring.

Ensuite (2.97m x 0.89m)
WC, WHB, shower and window for natural light.

Bedroom 2 (3.48m x 2m)
Single bedroom with fitted wardrobes and carpet flooring.

Bedroom 3 (2.61m x 2.60m)
Single bedroom with carpet flooring.

Bathroom (2.67m x 1.70m)
Floor tiled bathroom with bath, whb and wc.

Balcony (4.69m x 3.38m)



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City Centre Office

41 Forbes Quay,
Grand Canal Dock, Dublin 2

Ph: 01 677 7100

Email: sales@owenreilly.ie

Southside Office

1 Milltown Centre,
Milltown Dublin 6

Ph: 01 283 0200

Email: sales@owenreilly.ie

Dublin 8 Office

4 Camden Market,
Portobello, Dublin 8.

Ph: 01 475 1275

Email: sales@owenreilly.ie

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