



BER D2

111 Merrion Grove,  
Stillorgan,  
Co. Dublin

owenreilly

For Sale By Private Treaty



## 111 Merrion Grove, Stillorgan, Co. Dublin

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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

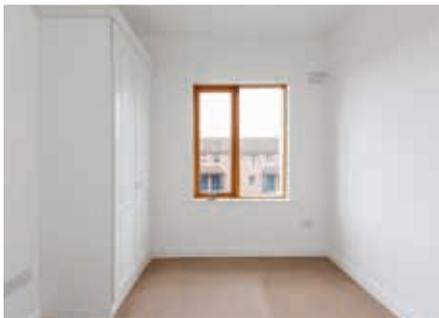
**FLOOR AREA:** 78.60 Sq. M.

**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)

# owenreilly

## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2

**Ph:** 01 677 7100

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Southside Office

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Milltown Dublin 6

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**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Dublin 8 Office

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Portobello, Dublin 8.

**Ph:** 01 475 1275

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