



Apt 2 Merchamp, Seafield Road East, Clontarf, Dublin

Beirne  
& Wise





## For Sale By Private Treaty

Stunning unfurnished apartment located just a stone's throw from Clontarf Village. Recently refurbished with contemporary bathrooms and kitchen, this stylish apartment will appeal to those seeking a comfortable apartment in a leafy development close to shops and the seafront. Extending to 85sq m. (915sq.ft. approx.), the apartment has a wonderful sense of space and light throughout, with two large double bedrooms, bathroom, living/dining room and separate kitchen/breakfast room. The sun terrace enjoys a delightful west facing aspect and overlooks the beautifully maintained communal gardens. There is also residents car parking.

Positioned on the doorstep of all that Clontarf has to offer, this apartment has a choice of amenities within short walking distance including St Annes Park, Dollymount Strand, pubs, restaurants, cafes, specialists boutiques and salons. There are many recreational and sports clubs in the area including a selection of golf clubs, Clontarf GAA, Rugby & Cricket Club as well as many water sports. The area is very well serviced by public transport with a bus stop adjacent to the development providing swift access to the city centre which is only a short 5kms away. This location is also convenient to the DART and the Airport.

## Special Features

- UNFURNISHED
- 2 BATHROOMS
- GAS FIRE CENTRAL HEATING
- COMMUNAL GARDENS
- CLOSE TO SHOPS
- 2 BEDROOMS
- NEWLY REFURBISHED
- WEST FACING TERRACE
- RESIDENTS CAR PARKING
- CONVENIENT TO CITY CENTRE & AIRPORT

## Accommodation

### HALL

Welcoming entrance hall with convenient storage cupboard and hot press. Wooden flooring. Security intercom.

### LIVING/DINING ROOM

3.45m x 6.92m

Large light filled room with sliding patio doors to a west facing terrace. Feature fireplace with electric fire inset. Wooden floors.

### TERRACE

Lovely aspect overlooking the rear communal gardens.

### KITCHEN/BREAKFAST ROOM

3.45m x 4.1m

Stylish and contemporary wall and floor cupboards with tiled splash back. Appliances include, oven and hob with overhead extractor fan, dishwasher, washer/ dryer and under counter fridge with freezer compartment. Wooden floor.



**BEDROOM 1**  
3.8m x 3.82m (max)  
Large double room.

**ENSUITE**  
Complete with new contemporary fittings including W.C., wash hand basin and a double shower cubicle. Stylish tiling.

**BEDROOM 2**  
2.68m x 4.25m  
Double room.

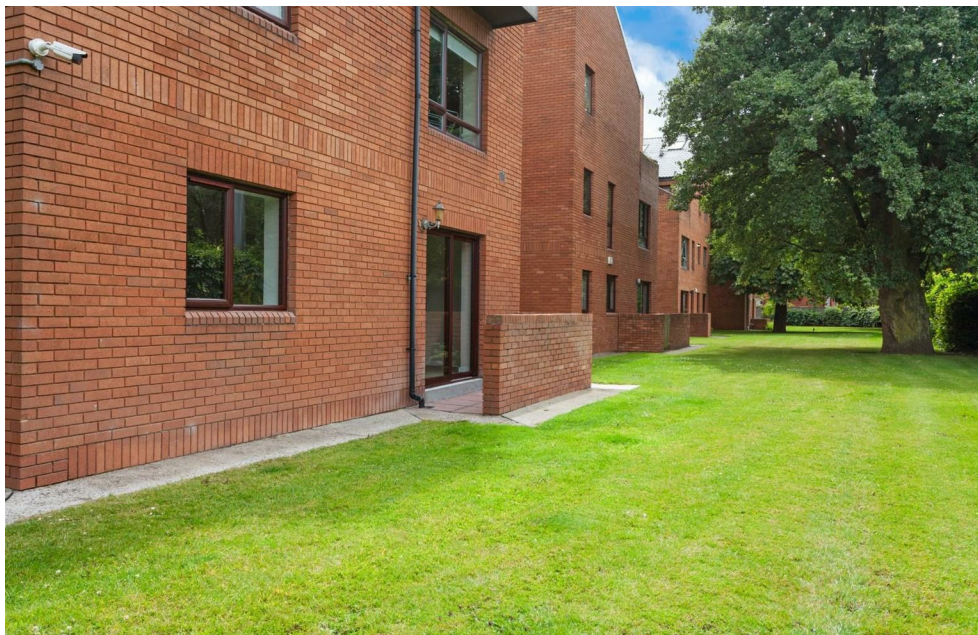
**BATHROOM**  
With W.C., wash hand basin and bath with shower fittings. Electric illuminated vanity mirror. Stylish tiling.

**OUTSIDE**  
Resident's communal parking. Attractive grounds.

**B E R**  
Ber No. 114553753  
Output. 166.57 kWh/m<sup>2</sup>/yr







Beirne  
& Wise

12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for 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, the developers 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 purchaser/lessee shall be liable for any VAT arising on the transaction.