



Apartment 33 The Elms, Mount Merrion Avenue, Blackrock,
Co Dublin. A94 NR70

Beirne
& Wise



No. 33 is a top floor, one bedroom apartment set in this leafy and exclusive development on Mount Merion Avenue in the heart of Blackrock. Beautifully presented throughout, the property has been refurbished to an exceptional standard to include Oak doors, skirtings and architraves, porcelain tiled flooring, replacement gas combination boiler, double glazed windows and luxury shower room suite. This dual aspect apartment is also exceptionally bright and enjoys wonderful views over the wooded grounds and across the neighbourhood.

The accommodation extends to a comfortable 48sq.m/516sq.ft approximately and comprises; Hall, Living/Dining room with sliding doors to Balcony, Kitchen, double Bedroom with fitted wardrobes and a luxury Shower room. A particular feature of the property is the large balcony that enjoys plenty of sunshine together with a tranquil outlook over mature trees and landscaped grounds.

The Elms is an exclusive and low-density development located just off Mount Merion Avenue. The development is set behind security gates and is just a leisurely stroll from the seafront in Blackrock, together the wide range of shops and eateries in the village. There are also numerous shopping centres in close proximity including Blackrock and Stillorgan. The N11 (QBC) with various bus routes and the Blackrock Dart Station all provide easy access to the City Centre.

Features

- Refurbished top floor apartment
- Private balcony enjoying a tranquil outlook over mature trees and landscaped grounds
- Ample residents parking
- Gas fired central heating
- Located within walking distance of Blackrock Village
- Situated in a secure gated development

Accommodation

HALL

Intercom. Store press. Tiled floor. Boiler Room housing a new combination gas fired boiler serving the central heating and hot water system. Storage cupboard.

LIVING/DINING ROOM

LIVING AREA

4.19m x 3.66m

Feature fireplace with Stovax wood burning stove, sliding door to:

BALCONY

1.52m x 4.39m

Sunny private balcony with lovely views over the treetops and grounds.

DINING AREA

1.83m x 3.20m

Large picture window with views over the grounds.





KITCHEN
 1.83m x 2.49m
 Fully fitted in a range of matching wall and base units with work surfaces over. Stainless steel sink unit. Electric oven and hob. Fitted washing machine/dryer.

BEDROOM
 3.15m x 2.84m
 Double room with large window to the front aspect. Fitted double wardrobe with sliding mirror doors.

SHOWER ROOM
 Re-fitted shower room with contemporary fittings and tiling. W.C., wash hand basin and shower. Wall mounted towel rail radiator.

OUTSIDE
 Secure gated development with ample car parking spaces. Mature landscaped communal grounds.

SERVICE CHARGE
 Managing Agents: Byrne & Moore
 Service Charge: €2,982 per annum

B E R
 Ber No. 107342420





Beirne
& Wise

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
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