



Apt 19 Woodview, Mount Merrion Avenue, Blackrock, Co.

Beirne
& Wise

For Sale By Private Treaty

*** EMAIL ENQUIRIES ONLY PLEASE***

UNFURNISHED

No. 19 Woodview, is a ground floor, own door apartment, with a private courtyard, one parking space, visitor parking and communal gardens. Presented in good decorative condition, the accommodation features an entrance hall, spacious living/dining room, kitchen, bathroom, one double bedroom, and one single bedroom, 62sq.m. GFCH.

This superb location off Mount Merrion Avenue, is within walking distance of Blackrock Village with the DART, Blackrock Park, and an array of shopping and recreational facilities, including restaurants, two shopping centres, boutiques, cafes and bars. There is access to coastal walks. It is close to transport links; the N11 with QBC, several bus routes and the DART.

Special Features

- Ground floor apartment
- Floor area: 62sq.m approx.
- GFCH
- One double bedroom, one single bedroom
- Parking & Communal gardens
- Walking distance of Blackrock, DART and bus routes



Accommodation

ENTRANCE HALL

With a door leading to the...

LIVING/DINING ROOM

6.55m x 4.91m

A spacious reception room, with ceiling coving and centre rose, this is open plan with doors opening out to the front courtyard. The courtyard is paved, and very private

KITCHEN

2.97m x 1.80m

With tiled floor, porcelain stone coloured wall and floor cabinets with granite work tops, hob, extractor fan, oven, washer/dryer, and a fridge freezer

INNER HALL

Access to bathroom, bedrooms and hot press



BEDROOM ONE

3.54m x 2.77m

A double bedroom with fitted wardrobes, and double doors to the rear garden, the door has a 'tilt and turn' option so it can also be used as a window

BEDROOM TWO

3.54m x 2.04m

A spacious single bedroom, with built in wardrobes, and it overlooks the communal gardens

BATHROOM

The bathroom is fully tiled, with a w.c., w.h.b., and a bath with chrome shower attachment overhead

OUTSIDE

The communal gardens feature lawns, pathways and mature trees. There is one parking space, visitor parking

BER

Number: 103161196

Output: 203.32 kWh/m²/yr





Beirne
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Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

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