



16 Merrion Woods
Stillorgan Road, Co. Dublin

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INTERNATIONAL REALTY

16 Merrion Woods, Stillorvan Road, Co. Dublin

Built in 1997 by Shannon Homes this well presented three-bedroom apartment enjoys a peaceful, secluded setting superbly located off the Stillorgan Road, opposite UCD and conveniently situated just 3 miles from Dublin city centre.

The spacious accommodation measures 92sq.m/ 990sq.ft and includes a large living/dining room with door to the balcony, a fully fitted kitchen, three double bedrooms main with ensuite, and family bathroom. The property is further enhanced by a balcony enjoying a private vista across the meticulously maintained private grounds of this highly regarded development.

Merrion Woods is a much sought after residential development enjoying a peaceful woodland setting, superbly located off the N11 dual carriageway just a short stroll to UCD and within easy reach of Dublin city centre via the Stillorgan QBC. A walkway leads through to Booterstown Avenue making the Booterstown DART and easy walk away. A large selection of churches, local shops and shopping centres at Blackrock, Merrion and Stillorgan are also in the vicinity.

Features

- Beautiful well-appointed accommodation of approximately 92sq.m (990sq.ft)
- Gas fired central heating
- Telephone intercom to main entrance door
- Double glazed windows and patio door
- Large balcony providing a sunny aspect throughout the day
- Wonderful natural light with large picture windows
- Ornamental landscaped gardens and grounds and attractive sylvan setting
- Convenient and peaceful residential location off N11 dual carriageway, opposite The Rise, Mount Merrion
- Management Company Charge €3,146.70per annum



Accommodation

Reception Hall: 3.6m x 4.1m (11'10" x 13'5") with solid timber flooring running throughout ground floor level, ceiling coving, recessed lighting, dual aspect

Entrance Hallway: 7.5m x 1.5m (24'7" x 4'11") with semi solid wood flooring, recessed lighting, cloakroom and hot press

Bathroom: 2.15m x 1.7m (7'1" x 5'7") with tiled walls, tiled floor, bath with shower over, wash hand basin, w.c., heated towel rail and recessed lighting

Bedroom 1: 3.2m x 2.3m (10'6" x 7'7") with built in wardrobes

Bedroom 2: 3.3m x 4.3m (10'10" x 14'1") dual aspect room with built in wardrobes and recessed lighting

Bedroom 3: 3.2m x 4.4m (10'6" x 14'5") with access out to the balcony, built in wardrobes, recessed lighting and door to

En Suite Shower Room: with shower, wash hand basin, w.c., tiled walls, tiled floor, recessed lighting and extractor fan

Kitchen: 4.3m x 2.9m (14'1" x 9'6") with bay window, recessed lighting, extensive range of wall and floor units, integrated Neff oven, integrated electric hob, extractor fan, integrated dishwasher, integrated washing machine, stainless steel sink and tiled splashback

Living Room: 4.7m x 5.5m (15'5" x 18'1") with semi solid wood flooring, door out to the balcony, decorative fireplace with gas fire inset, double glazed window and gas fired heating

BER Information

BER: C1. BER No: 117909150

EPI: 167.38 kWh/m²/yr.

Eircode

A94 EA39



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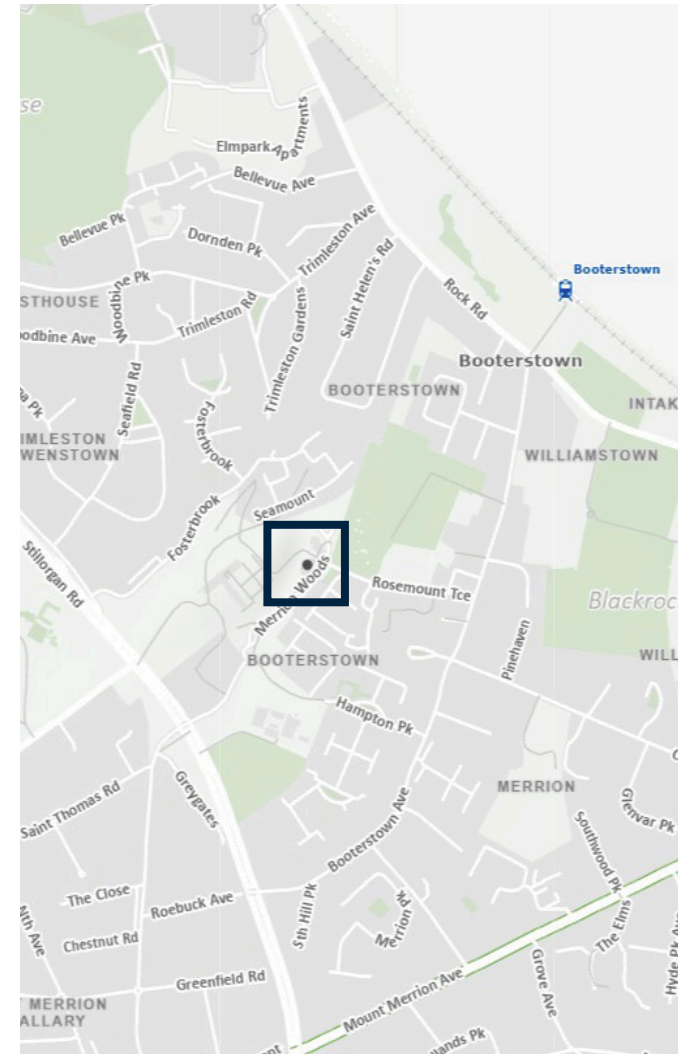
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FLOOR PLANS Not to scale - for identification purpose only.



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