



## 9 Glenart

Clonfadda Wood, Blackrock, Co. Dublin

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INTERNATIONAL REALTY





## 9 Glenart, Clonfadda Wood, Blackrock, Co. Dublin

### Features

- Well-proportioned accommodation extending to approximately 92 sqm (990 sq.ft)
- Fitted carpets, curtain and integrated appliances included in the sale
- Superbly maintained communal grounds and common areas
- Elevator access
- Triple aspect apartment
- Secure gated development
- Designated car parking space and ample visitor parking
- Management fee of €2,945 per annum
- Managed by Wyse Property Management
- Electric storage heating
- Excellent location, a short stroll to the coast, Dart and excellent schools.
- Large, tiled balcony recently upgraded

An exceptionally spacious second floor apartment superbly situated in this hugely popular gated development off Mount Merrion Avenue.

The well-proportioned accommodation briefly comprises a large living/dining room with doors out to the northwest facing balcony, a separate kitchen with lovely views over the communal grounds, two spacious double bedrooms, one with an ensuite as well as a family bathroom. The apartment further benefits from two large storage closets and a secure car parking space. Internally the property has been very well maintained throughout. The balcony has been recently upgraded and overlooks the beautifully maintained grounds of this prestigious development.

Built in 1997 by Gem Construction this exclusive gated development is highly sought after and has an excellent reputation for the quality of workmanship. The location would be difficult to better being situated just off Mount Merrion Avenue which is close to a host of amenities. The property benefits from being but a short stroll from Blackrock Village with its two newly refurbished shopping centres, the vibrant Blackrock Market along with an excellent selection of bars and restaurants. There is an excellent selection of primary and secondary schools nearby including Blackrock College, St. Andrew's College, Sion Hill, Carysfort National School and St. Michael's to name but a few. UCD is a short bus journey away and access to the city centre is extremely convenient with a choice of either the DART at Blackrock or the QBC at the top of Mount Merrion Avenue. Access to the M50 is also close at hand opening up the national road network. Both Carysfort and Blackrock parks are easily accessible as are pleasant walks along the seafront from Blackrock towards Sandycove.

## Accommodation

**Entrance Hall:** 4.05m x 4.48m (13'3" x 14'8") with maple wooden floor, recessed lighting, intercom, access to hot press and two storage cupboards

**Storage Cupboard:** with shelved storage

**Second Storage Cupboard:** with shelving, plumbed for washing machine

**Kitchen:** 2.82m x 3.54m (9'3" x 11'7") with maple flooring, good selection of upper and lower units, integrated Bosch dishwasher, integrated Neff dual ovens, integrated Neff fridge freezer, integrated Neff electric hob with extractor over, one and a half bowl Blanco stainless steel sink, tiled backsplash

**Living/Dining Room:** 4.79m x 5.17m (15'9" x 17') with carpeted floor, center ceiling light, electric wooden fireplace with stone hearth and tiled inset, door to balcony

**Main Bedroom:** 6.43m x 3.91m (21'1" x 12'10") with carpeted flooring, centre ceiling light, built in wardrobes, built in shelving, two large windows to the side

**Ensuite Bathroom:** with wc, pedestal wash hand basin, Mira Form shower unit, shower tray with glass door, wall hung mirrored storage cabinet, Dimplex wall heater, tiled walls, tiled floor, recessed lighting, wall mounted towel hooks

**Main Bathroom:** with tiled walls, tiled floor, pedestal wash hand basin with mirror over, bath with shower over, extractor fan, wc, wall hung medicine cabinet, recessed lighting

**Bedroom 2:** 2.82m x 3.91m (9'3" x 12'10") with carpeted floor, centre ceiling light, built in wardrobes, window to side

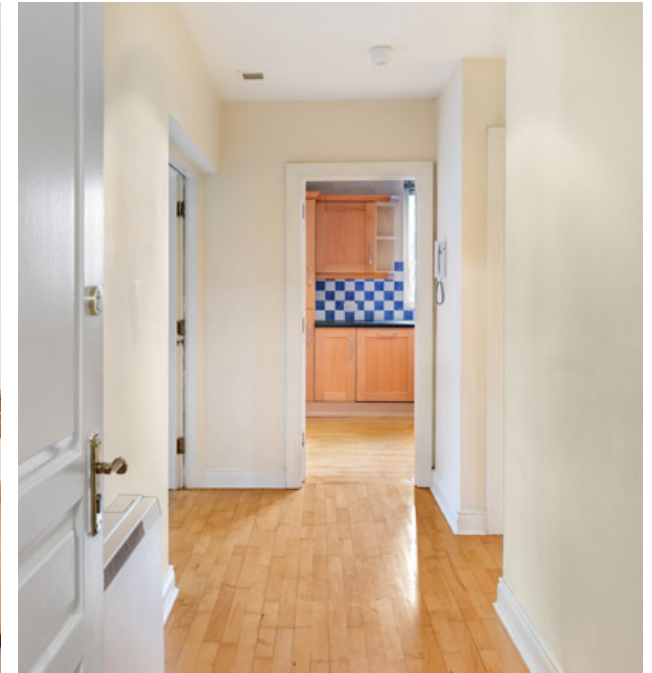
**Balcony:** recently refurbished with new tiles, beautiful views on to large green area

## BER Information

BER: C1

## Eircode

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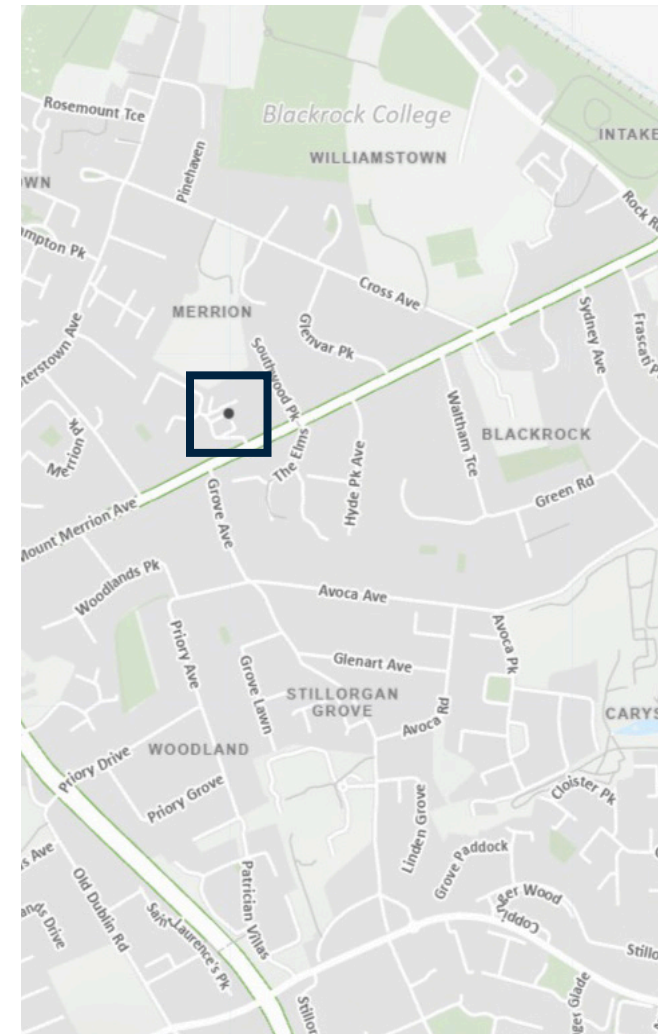
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FLOOR PLAN Not to scale - for identification purpose only.



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