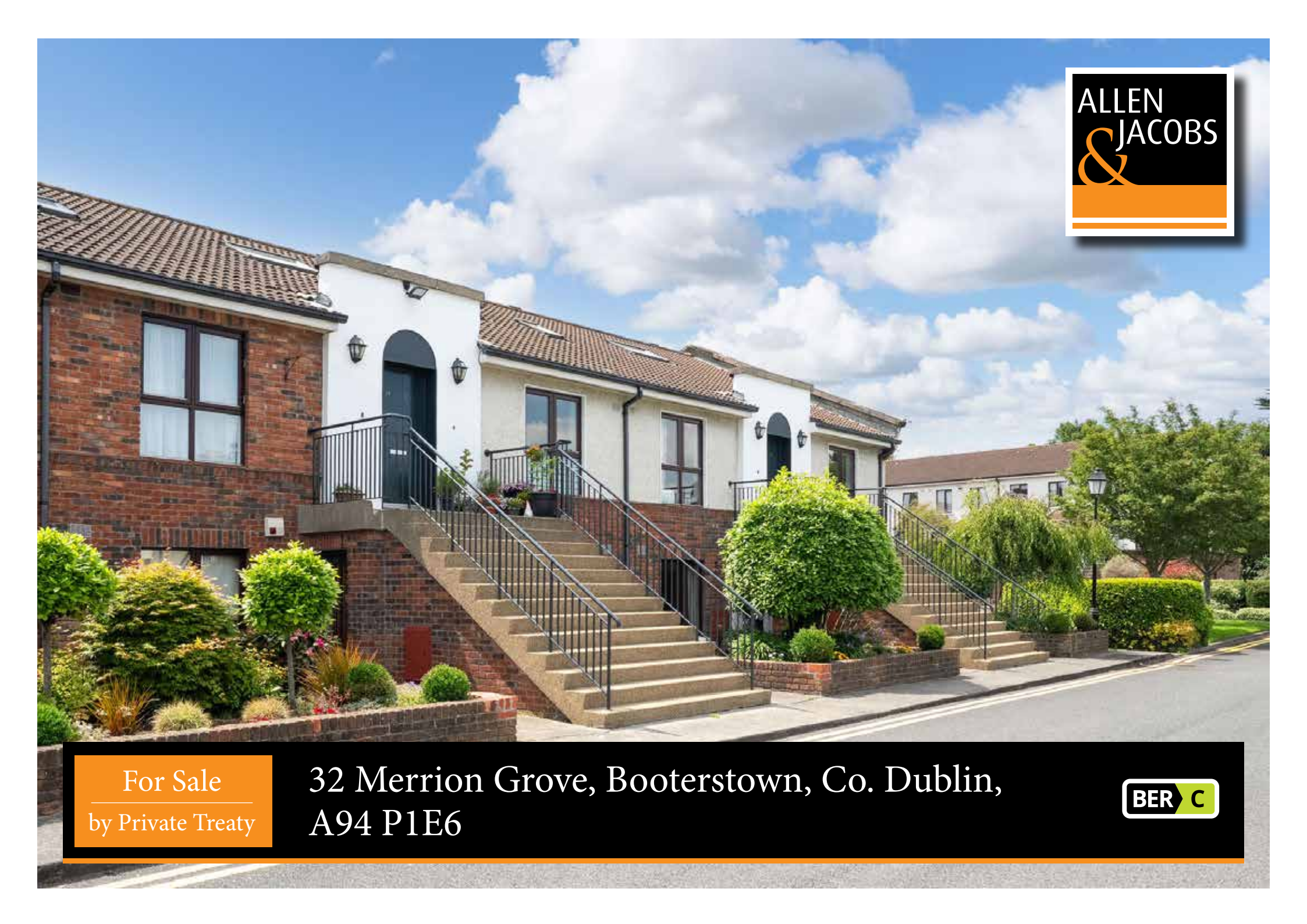




ALLEN
& JACOBS

For Sale
by Private Treaty

32 Merrion Grove, Booterstown, Co. Dublin,
A94 P1E6

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32 Merrion Grove, Booterstown, Co. Dublin, A94 P1E6

Allen & Jacobs is delighted to bring No. 32 Merrion Grove to the market, an own door ground floor apartment, presented in excellent condition throughout, spanning c.50 sqm/538sqft, the property enjoys a dual aspect with a south westerly orientated sit out terrace to the rear overlooking the landscaped communal gardens.

Merrion Grove is a highly sought after development just off the Stillorgan Road (N11). The property is conveniently situated close to Booterstown, Mount Merrion, Blackrock and Stillorgan, with every conceivable amenity nearby. UCD Belfield is within walking distance while public transport is well catered for with Booterstown DART station, the Aircoach, QBC bus routes that include the E1, E2 and S6. The M50 is also within easy reach.

The accommodation briefly comprises an entrance hall, understairs storage room, living room, separate kitchen & double bedroom.

At a Glance

- ◆ Spacious own door ground floor apartment
- ◆ Presented in excellent condition
- ◆ Sit out south westerly terrace overlooking landscaped grounds
- ◆ Dual aspect
- ◆ Ample Parking
- ◆ Large storage room
- ◆ Double-glazed windows
- ◆ Electric heating
- ◆ Newly fitted bathroom
- ◆ Separate kitchen
- ◆ Extensive use of timber floors
- ◆ Beside UCD & QBC
- ◆ Close to all amenities
- ◆ Close to Booterstown Dart
- ◆ Easy reach to city centre.



Accommodation

- ◆ Entrance hall: 6.1m x 1.1m
- ◆ Storage room: 3m x .9 (max.)
- ◆ Living room: 5.3m x 4.5m
- ◆ Kitchen: 3.3m x 2m
- ◆ Bedroom: 2.2m x 2.8m
- ◆ Bathroom: 3.3m x 1.9m
- ◆ Sit out terrace: 4.5m x 1.9m

Outside

A south Westerly orientated sit out patio accessed from the living room. Landscaped communal gardens with ample parking for residents.

Service charge

We have been informed that the service charge is €1,415 per annum.



Negotiator

Gary Jacobs MSCSI MRICS

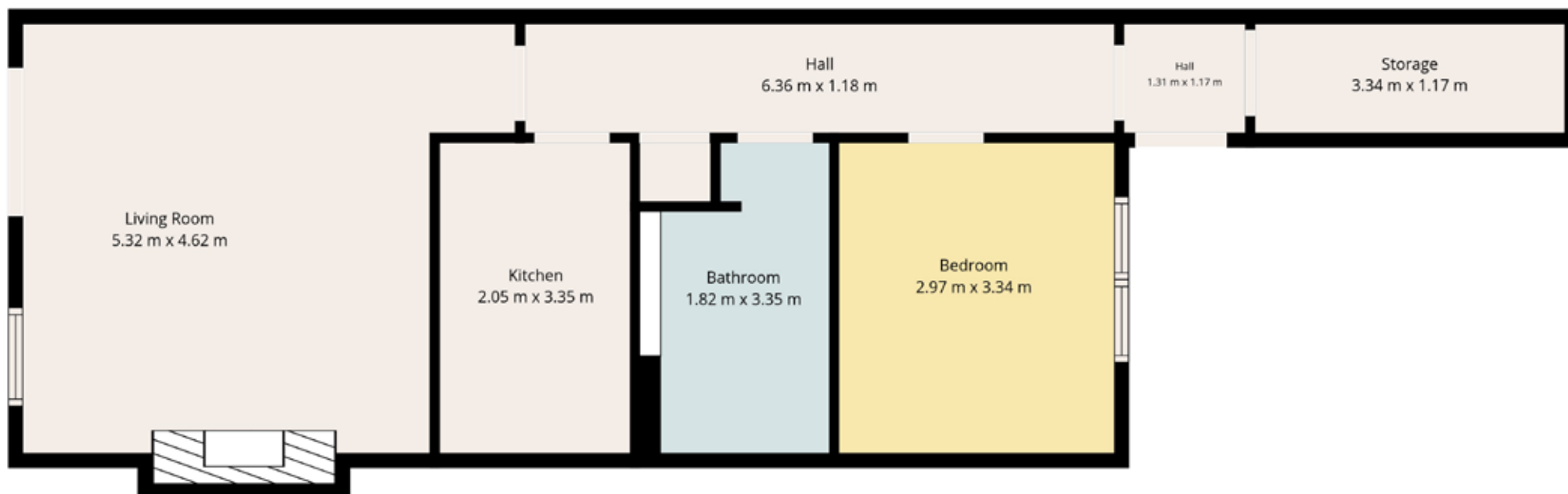
Viewings

Strictly by prior appointment
only with sole agents

Allen & Jacobs (Southside Office)

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