



**5 Merrion Park, South Hill Avenue,  
Blackrock, Co. Dublin**

  
**space**  
home  
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## For Sale by Private Treaty

Space Home are delighted to present a 3 bedroom redbrick townhouse ideally located in the exclusive Merrion Park Development off South Hill Avenue. No 5 extends to approx. 107sqm / 1,155sqft and has been tastefully upgraded by the present owner offering all that a discerning purchaser requires in a show house property. It is further enhanced by a private sunny rear garden.

This unrivaled development is within easy access of both Blackrock and Stillorgan Villages, numerous renowned schools and colleges, and both sea front and park walks. The property is also but a short stroll to the N11 (QBC) and Booterstown Dart Station. Viewing is highly recommended.

### Special Features

- 3 bedroom mid-terrace red brick townhouse.
- Exclusive development off South Hill Avenue.
- Tastefully upgraded by the present owner.
- Quality tiling and wood flooring throughout.
- Double glazed throughout.
- Private rear garden.
- Off street parking.
- Landscaped development.
- All carpets, blinds, light fittings and kitchen appliances to be included in the sale.

## Accommodation

ENTRANCE HALL	3.86m x 2.10m (12'8") x (6'11")	Solid wood flooring, ceiling coving, recessed lighting, and understairs storage.	LANDING	1.27m x 2.17m (4'2") x (7'1")	Fitted carpet, access to attic, large shelved hotpress.
GUEST WC	0.90m x 0.77m (2'11") x (2'6")	White suite incorporating pedestal wash hand basin and WC. Feature port hole window. Porcelain tiled floor.	MASTER BEDROOM	4.22m x 3.54m (13'10") x (11'7")	Double room with fitted carpet and Sliderobe wardrobes.
LIVING ROOM	4.80m x 5.89m (15'9") x (19'4")	Fitted carpet, ceiling coving and feature sandstone fireplace with granite insert and hearth. Double doors to:-	ENSUITE	1.83m x 2.10m (6'0") x (6'11")	White suite incorporating a large shower unit with rain head shower, wash hand basin incorporating storage unit, wall mounted mirror, extractor fan and WC. Feature tiled walls and flooring. Recessed lighting.
KITCHEN/ DINING ROOM	6.13m x 3.56m (20'1") x (11'8")	Shaker style illuminated wall and base units incorporating granite worktop with tiled splashback, Rangemaster double sink, Powerpoint oven, Belling hob and integrated Blanco extractor fan. Integrated Leisure dishwasher, Electrolux fridge freezer and Zanussi washing machine. Breakfast table incorporating storage cupboards and granite worktop. Porcelain tiled floor in the kitchen and solid wood flooring in the dining area. Ceiling coving and recessed lighting. Door to rear garden.	BEDROOM 2	3.60m x 3.00m (11'10") x (9'10")	Double room with fitted carpet and Sliderobe wardrobes.
			BEDROOM 3	2.90m x 2.60m (9'6") x (8'6")	Fitted carpet and wardrobes.
			BATHROOM		White suite incorporating bath with shower head, wash hand basin incorporating towel rail, wall mounted mirror, extractor fan and WC. Feature tiled walls and floor. Recessed lighting and Velux window.



## Outside

The front of the property is approached via a cobblelock driveway providing off street parking and is bordered by lawn and hedging. To the rear you have a private garden incorporating Sandstone paved patio ideal for al fresco dining. Lawn area bordered by flower bed. Outdoor tap with wall mounted hose and timber shed.

## Directions

Traveling out of town on the N11/Stillorgan Road take a left onto Booterstown Avenue and take the 2nd right hand turn on South Hill Avenue. Take the first turn on the right into Merrion Park, follow the road around to the left and No 5 will be on your left hand side.

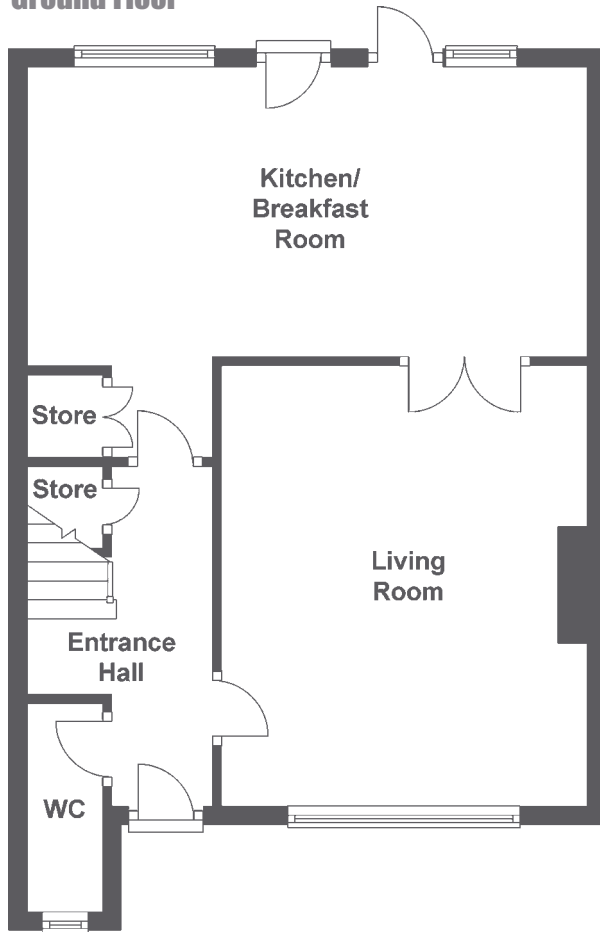
## Viewing

By appointment. Please call Space Property Consultants on 01 6762033.

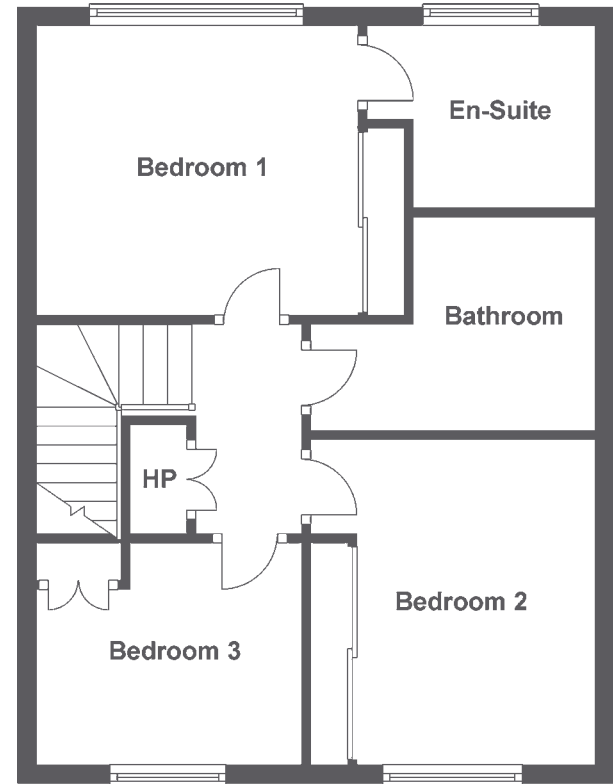




## Ground Floor



## 1st Floor



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## Terms and Conditions

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).