



## “Saint Annes”

Monastery Road, Clondalkin, Dublin 22,  
D22 N978



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1



103.9 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION

This substantial property is enviably located in the heart of Clondalkin Village, off the Monastery Road. This area includes a wide array of local amenities all found on your doorstep including local shops, shopping centres, schools, restaurants and leisure facilities, and finds itself within arm's reach of the Naas Road, N7/M7, just off junction 1A, C.6 miles / 9.6 kms from Dublin city centre. Clondalkin is also accessible from the M50 Motorway ring road at junction 9, and the property benefits well from good public transport such as Dublin Bus and the Red Cow red Luas line which is which walking distance of the property.



### DESCRIPTION:

J P & M Doyle are delighted to introduce this fine Detached single storey bungalow built in c.1932, with roughcast rendered walls with render quoins. The front entrance door is set back in the porch with timber surround and porch hood supported by timber corbels. The property accommodation extending to c.103.9 sq m / 1,118.6 sq ft. The property has been fitted out and benefits from double glazed windows and gas fired central heating. Although the property is in good condition, it would benefit from updating throughout. Accommodation comprises of Porch, Entrance Hallway, Living Room with bay-window, Dining Room, Bathroom, Boot Room / Utility, Breakfast Room/ Family Room, Kitchen and three Bedrooms. There is also outside Garage access from the front of the property, rear storage shed, outside W.C, and front-off street parking with mature box hedging cast-iron railing and stone gate piers with geometric pattern gates.





## **ACCOMODATION:**

Open Porch

Entrance Hallway 1.15m x 3m

Corridor 3.07m x 0.96m

Kitchen 2.89m (max) x 3.48m features fitted units & access to the garden

Livingroom 3.93m x 3.67m features bay window , open fireplace & ceiling coving

Dining room 3.61m x 3.98m features open fireplace

Bathroom 1.54m x 2.55m Features W.C, W.H.B & shower with electric Triton shower

Boot room / utility room 2.53m x 1.41m Features W.H.B and plumbed for washing machine & access to the garden

Breakfast /Family room 3.25m x 3.6m features timber T&G ceiling & gas boiler

Bedroom 1. 3.58m x 2.73m

Bedroom 2. 2. 2.77m x 3.66m

Bedroom 3. 3.33m (max) x 3.49m

Outside W.C , front & rear garden, garage & rear storage shed





## SERVICES

- Mains water & sewage
- ESB
- Alarm
- Telephone & internet connection
- Gas fired central heating

## TOWN ZONING

The Property is zoned Objective VC, to protect, improve and provide for the future development of Village Centres under the south Dublin County development plan 2016 to 2022



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E2 (110566312)**

**PRICE REGION:**

**€389,000**



**JP&M**  
**DOYLE**

Established. 1952

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