



3 Monkstown Road
Monkstown, Co. Dublin

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3 Monkstown Road, Monkstown, Co. Dublin

Features

- Beautiful villa style property extending to 170 sq.ms (1,830 sqft) (including the garage)
- Delightful South West aspect to the rear ensuring a bright and light filled interior
- High vaulted ceilings throughout many rooms create a sense of grandeur and openness.
- Versatile accommodation providing options for different living needs.
- Integrated garage which could be converted subject to planning permission
- Gas fired central heating.
- Kitchen, utility appliances and curtains are included in the sale.
- Private South West facing deck with views over the Dublin mountains.
- A perfect combination of charm with a modern renovation with many period features intact including delightful fireplaces and archways
- Exposed granite walls in the study and garage add character and charm.
- Primary suite with a private WC off
- Within walking distance to Blackrock and Monkstown villages, DART station and multiple bus routes
- Garage plus street car parking with 2 permits and option to park in front of garage door.
- Front façade recently rendered with specialist lime render
- Moments from the sea front yacht clubs and bathing spots
- Pump pressurised water system

3 Monkstown Road. is an exquisite Georgian villa that has been beautifully renovated under the supervision of an architect, combining the timeless elegance of classic design with the comforts of modern luxury. Nestled on the sunny side of Monkstown Road, the property enjoys a southwesterly rear aspect ensuring the home is flooded with natural light throughout the day. The villa is approached by a beautifully walled front garden framed by box hedging and herbaceous borders. A flight of steps leads to the impressive entrance, setting the tone for the elegance that awaits inside. The interior showcases soaring vaulted ceilings, exquisite paneling, and refined decor throughout creating a sophisticated and welcoming atmosphere.

The generous and well-proportioned light-filled accommodation extends to 170 sq.ms (1,830 sqft) (including the garage) and is presented in excellent decorative order throughout. The triple aspect drawing room is a true standout feature offering beautiful views over the Dublin mountains through French doors that open onto a private South West facing raised deck. This is the perfect space for entertaining and relaxing with elegant detailing, a beautiful fireplace and an abundance of natural light. An archway leads to the formal dining room with vaulted ceilings, featuring a striking marble fireplace and built in bookshelves. This room seamlessly flows into the well-fitted kitchen, creating an ideal space for both formal and informal gatherings. The spacious kitchen features a mobile central island and French doors out onto a sheltered deck providing the perfect spot for the afternoon and evening sunshine. The serene master bedroom is located at garden level offering a private WC and a tranquil atmosphere. The villa features a spacious second double bedroom along with a third bedroom and a large study / fourth bedroom. The study boasts exposed granite walls, a wood burning stove and built in shelving creating an inspiring workspace. From here there are doors through to an integrated garage providing excellent off street car parking. The garage could be incorporated into the accommodation subject to planning permission if so desired. Also, at garden level there is a large utility room and a delightful bathroom featuring a freestanding copper bath and walk in shower.

Situated in the heart of Monkstown, 3 Monkstown Rd. benefits from an unbeatable location, combining the best of coastal and city living. The vibrant villages of Blackrock and Monkstown are just a short stroll away offering boutique shopping award-winning restaurants and cafes. The DART station and multiple bus routes are all available within a stone's throw providing easy access to the city, whilst the sea front promenade yacht clubs and bathing spots are just moments away.





Accommodation

Living Room: 4.6m x 6.38m (15'1" x 20'11") beautiful triple aspect room with large French doors opening out to the southerly deck with views towards the Dublin mountains, wide plank limed oak flooring, beautiful gas fire inset, frosted windows to the side, television point, extensive wall panelling, ceiling coving, centre rose, glazed pocket doors leading through to the

Dining Room: 3.6m x 6.1m (11'10" x 20') beautiful room with a vaulted timber ceiling, large skylight, sliding sash window with extensive use of panelling, inbuilt oak shelving on either side of magnificent marble fireplace with raised slate hearth, excellent storage and archway through to the

Kitchen/Breakfast Room: 5.7m x 3.3m (18'8" x 10'10") with wide plank limed oak flooring, very good range of floor and eye level units, marble worksurfaces and upstand, one and half bowl sink unit, Bosch dishwasher, Britannia electric oven with five ring gas hob and hot plate with extractor hood over, integrated fridge freezer, feature mobile centre island with marble worksurfaces, exposed granite wall and piping to wood burning stove below with feature rail surrounding large skylight, feature window within the flooring allowing light to flood through the lower floors and extensive glazing and French doors leading out to the

Raised Deck: 5.2m x 5m (17'1" x 16'5") with the perfect south-westerly orientation with wonderful views over the Dublin mountains. This hard wood deck area is enclosed by a feature granite wall.

Feature Staircase: leads to garden level

Bathroom: 2.46m x 4m (8'1" x 13'1") with fully tiled floors and walls, heated towel rail, door to hot press, free standing copper bath with mixer tap and telephone shower attachment, wc with concealed cistern, wall mounted feature vanity wash hand basin, in built mirrored vanity cabinet with recessed downlighting, fully tiled step in shower with expel air underfloor heating, pump pressurised water system

Principal Bedroom: 3.6m x 4m (11'10" x 13'1") with wide plank limed oak flooring, feature panelling, ceiling coving, sliding sash window with oversized sill/window seat overlooking the front

garden and built in wardrobes, door to

Ensuite W.C: with tiled floor, concealed cistern, wc, sliding sash window to the side, built in storage and shelving, feature marble wash hand basin, vanity mirror wall mounted underfloor heating

Bedroom 2: 3.56m x 3.7m (11'8" x 12'2") with wide plank limed oak flooring, extensive use of panelling, ceiling coving, sliding sash window, oversized windowsill/window seat overlooking the front garden

Bedroom 3: 2.46m x 3m (8'1" x 9'10") with sliding sash window to the side, wide plank limed oak flooring, extensive panelling, ceiling coving

Inner Lobby: with tiled floor and excellent storage cupboards, digital alarm panel, internal access to garage

Utility Room: 3m x 1.5m (9'10" x 4'11") with tiled floor, Worchester boiler, Belfast sink, butcher block work surfaces, Bosch dryer, Miele washing machine, built in shelving

Home Office / Bedroom 4: 3.3m x 5m (10'10" x 16'5") with wide plank oak flooring, extensive range of built in shelving with downlighting, two frosted windows to the rear, wood burning stove piped through to kitchen, exposed feature granite wall, French doors leading out to the garage, skylight to the kitchen area. Potential to convert into fourth bedroom (STPP)

Garage: 2.95m x 5.46m (9'8" x 17'11") with up and over electric door

BER Information

BER: E1.. BER No: 102467651

EPI: 319.81 kWh/m²/yr

Eircode

A94 A406





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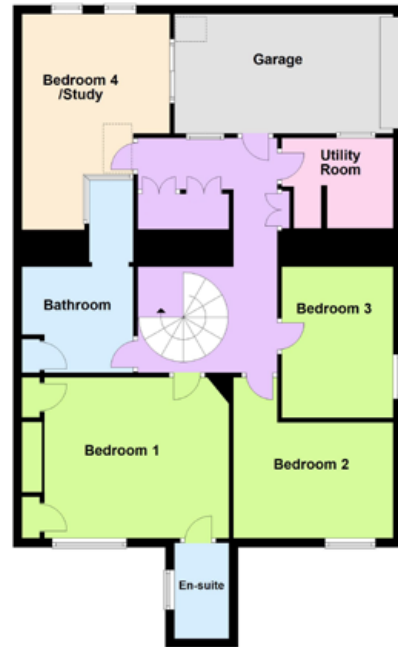
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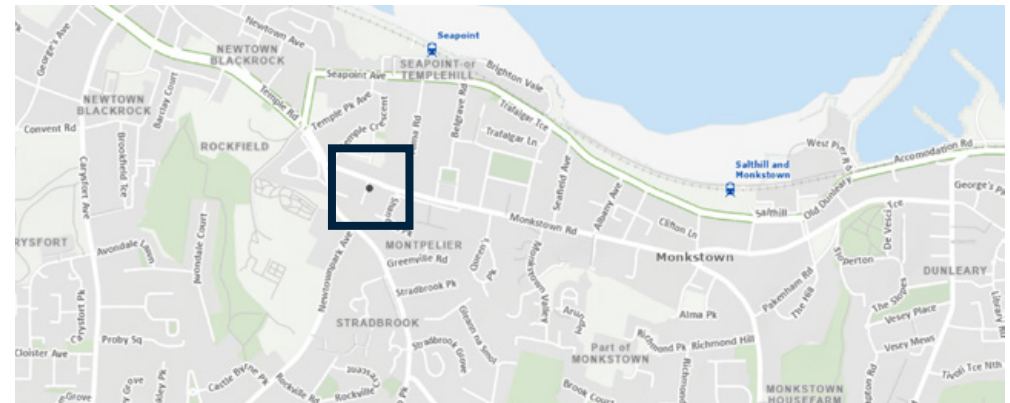
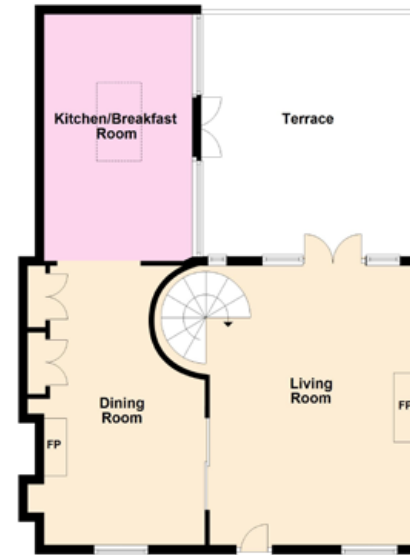
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FLOOR PLANS Not to scale - for identification purpose only.

Lower Floor



Ground Floor



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