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For Sale by Private Treaty



83 St. Patrick's Crescent, Monkstown, Co. Dublin

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For Sale by Private Treaty

83 St. Patrick's Crescent, Monkstown, Co. Dublin

Description
Allen & Jacobs is delighted to present this charming double fronted substantial semi-detached family home. Presented in excellent condition throughout with well laid out accommodation spanning a generous c.112sqm/1,206sqft with an additional c.19sqm/205sqft of converted attic space. The property underwent substantial refurbishment and extension in 2004 with many notable feature carried out, including; extensive use of attractive timber floors, new kitchen, new bathrooms, attic conversion, upv double glazed windows and complete decoration throughout. It is further complimented by ample off street parking and an excellent secluded south westerly garden of c.14m which has been well planted with large Indian sandstone patio area. There is also an option of a 4th bedroom by dividing the large bedroom 1.

Location
The location is ideal, only a short stroll from Monkstown village with its array of fine boutique shops, restaurants cafes and seaside walks. There is also a good selection of schools nearby and good transport links to include a variety of bus routes, Aircoach and DART station (approx. 20 minutes' walk). The adjoining town of Dun Laoghaire is within easy access where excellent facilities including state of the art library, harbour, marina and yacht clubs can all be enjoyed. Accommodation briefly comprises entrance hall, living room, kitchen, family/dining room and utility press. Upstairs are 3 bedrooms (option of a 4th bedroom by dividing bedroom 1), study area, 2 bathrooms and attic room. Viewing highly recommended.

- Features**
- Substantially extended semi-detached family home
 - Well laid out accommodation c.112sqm/1,206sqft
 - Attic conversion c.19sqm/205sqft
 - Lovely c.14m secluded south westerly rear garden
 - Large Indian sandstone patio area
 - Contemporary bathrooms
 - Option of a 4th bedroom by dividing bedroom 1
 - Ample of street parking
 - uPVC double glazed windows
 - GFCH
 - Side entrance
 - Externally wired for CAT 6 & speakers
 - Extensive use of attractive timber floors
 - TV & internet connection available
 - Short stroll to Monkstown village
 - Easy reach of DART station
 - Beside all amenities
 - Minutes' walk to Tesco at Honey Park

Negotiator
Gary Jacobs MSCSI MRICS



Viewing
Strictly By Prior Appointment
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Notes:



Accommodation
Entrance Hall Alarm panel, recessed lighting, attractive stained pine timber floor
Kitchen 4.5 x 3.2 Attractive farmhouse pine press units with granite countertop, stainless steel sink bowl, double gas oven, gas hob, tiled splashback part tiled floor; attractive stained pine timber floors, recessed lighting, door to garden, ornate cast iron fireplace.

Family Room /Dining 6.6 x 3.7 Attractive stained pine timber floors, feature cast iron solid fuel stove, recessed lighting, wired for sound,TV point, double doors to patio & garden, feature exposed brick wall

Utility press Plumbed for washing machine & wc, attractive stained pine timber floors, fitted shelving

Living room 4.5 x 3.2 Feature brick fireplace with timber mantle, recessed lighting.

Landing Recessed lighting

Bedroom 1 4.45 x 2.9 Built in wardrobes, ornate cast iron fireplace,TV point, recessed lighting, option of a 4th bedroom by dividing this bedroom

Bathroom Fitted bath with shower attachment, fitted whb with granite counter top & under storage, fully tiled walls & floor; fitted mirror; recessed lighting, heated towel rail, under floor heating



Study Area 2.5 x 2.3 Fitted storage unit, stairs to attic

Bedroom 2 (rear) 3.7 x 2.6 Fitted wardrobes, recessed lighting

Shower room Fitted quadrant shower unit with power shower, whb with under storage, wc, fully tiled walls & floor; granite counter top, recessed lighting, recessed speaker; fully tiled walls & floor; heated towel rail, anti-fog mirror; fitted radio

Bedroom 3 (front) 3.15 x 2.5 Built in wall to wall wardrobes, recessed lighting

Attic Room 6.23 x 3.04 2 x velux roof lights, recessed lighting

Outside

To the front is a garden with planted borders and a mixture of pebbles and paving providing ample off street parking. To the rear is an excellent secluded south westerly garden of c.14m which has been well planted to include raised planted areas, mature trees and shrubbery and large Indian sandstone patio areas.

