

# For Sale

Asking Price: €385,000



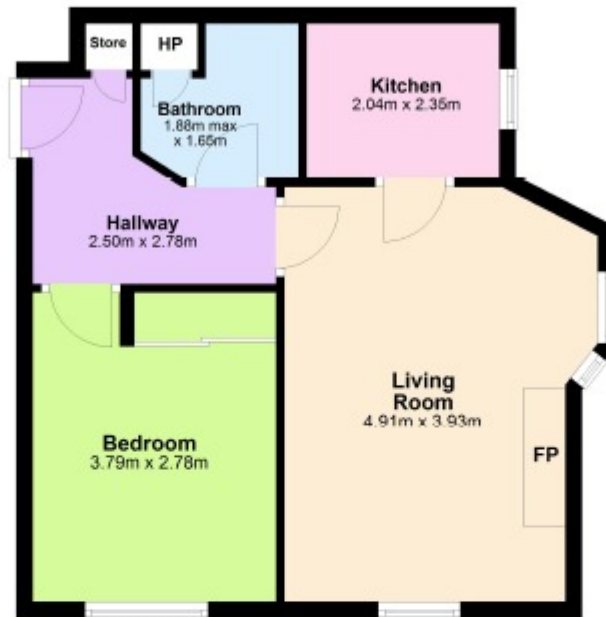
8 Beuparc Downs, Monkstown Valley,  
Monkstown, Co. Dublin, A94 NW90

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BER C3



### Ground Floor



A beautifully bright south facing first floor apartment ideally situated in a quiet and peaceful setting amongst landscaped communal grounds in this highly regarded and much sought-after development of Monkstown Valley. Beuparc Downs is situated within a short stroll of Monkstown Village, the seafront and DART.

This dual aspect first floor apartment offers a beautiful private setting overlooking immensely private grounds to the front. Internally the accommodation comprises, a welcoming reception hall with cloak room, a dual aspect living/dining room. This room is flooded in natural light due to its sunny southerly aspect. Off the living room is a fitted kitchen. A double bedroom with excellent storage overlooks the front. A bathroom completes the internal accommodation. To the rear of the development Beuparc Downs avails of beautifully maintained communal grounds with No. 8 availing of a separate external storage room.

The location of Monkstown Valley cannot be bettered boasting all the amenities Monkstown Village has to offer on the doorstep to include highly regarded cafes, restaurants & shops as well as the seafront with its beautiful coastal walks as well as swimming at Seapoint. Blackrock Village and Dun Laoghaire offer further amenities and are also within very easy reach. Nearby transport links include the DART at Salthill and Monkstown as well as several Dublin

#### SPECIAL FEATURES

- Dual aspect light filled first floor apartment
- Situated amongst manicured private communal gardens and grounds
- Within a short stroll of Monkstown Village, seafront and DART
- Designated Parking
- External storage unit
- Management Charge €2,250

**ACCOMMODATION**

Floor Area 44sq.m. / 474sq.ft. approx.

Entrance Hall 2.50m x 2.78m (8'2" x 9'1")

With ceiling coving, fuse box, door to shelved cloakroom, glazed panel door opening into;

Living/Dining Room 4.91m x 3.93m (16'1" x 12'11")

With dual aspect windows, bright southerly aspect overlooking the communal grounds, ceiling coving, timber fireplace with marble insert and hearth and open fire, door to;

Kitchen 2.04m x 2.35m (6'8" x 7'9")

With wall and base units, tiled splash backs, integrated oven, four ring electric Bosch hob with extractor over, Beko washing machine, Powerpoint fridge/freezer, one and a half bowl sink, window overlooking communal gardens, ceiling coving, tiled floor

Bedroom 3.79m x 2.78m (12'5" x 9'1")

With window overlooking the front, excellent range of mirrored fronted sliding wardrobes

Bathroom 1.88m x 1.65m (6'2" x 5'5")

With fully tiled walls and floors. bath with electric Triton TBO electric shower over, WC, wash hand basin, fitted mirror, extractor fan, electric heater, door to shelved hot press

**GARDEN**

To the rear of the development Beuparc Downs avails of beautifully maintained communal grounds with No. 8 availing of a separate external storage room.

**BER**

BER C3, BER No. 108397860

Energy Performance Indicator: 211.6 kWh/m<sup>2</sup>/yr



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