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For Sale by Private Treaty

46 Kill Abbey, Blackrock, Co. Dublin.

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For Sale by Private Treaty

46 Kill Abbey, Blackrock, Co. Dublin.

Allen & Jacobs is delighted to bring to the market this semi-detached residence tucked away in an extremely quiet residential enclave. Well-proportioned and spacious accommodation of c.139sqm/1,496sqft together with a secluded c.24m garden make this a highly desirable family home. The property is presented in good condition and benefits from a garage to the side which is suitable for conversion.

Situated beside Deansgrange village and within easy reach of Dun Laoghaire town and Monkstown and Blackrock villages, all amenities are surrounding, including schools, colleges, parks, shops and public transport. The property is also within easy reach of the city centre and the M50 allowing easy access to all national routes.

Accommodation briefly comprises: reception hall, inner hall, living room, dining room, utility and guest toilet. At first floor there are 4 bedrooms and a main bathroom.

At A Glance

- Lovely semi-detached family residence
- Spacious light filled accommodation c.139sqm/1,496sqft
- Garage to side (suitable for conversion)
- Potential to extend to rear (subject to necessary planning permission)
- Lovely landscaped & secluded garden to rear c.24m
- Off street parking to front
- Part uPVC double glazed windows
- GFCH (new boiler)
- Contemporary fitted bathroom
- Side entrance
- Phone & internet connection available
- Beside all amenities of Deansgrange village
- Within easy reach of Monkstown, Dun Laoghaire & Blackrock
- TV, phone & internet connection available

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
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Notes:

Accommodation

Ground floor

Reception hall: Folding doors to cloakroom

Inner hall: Under stairs storage

Living Room: 5.57 x 3.57 Feature marble open fire place with exposed brick, built in bookshelves, TV point, folding timber doors to:

Dining room: 4.1 x 3.83 Large dropped height widow overlooking garden

Kitchen/breakfast room: 4.21 x 3.53 Fully fitted eye & floor level press units, stainless steel sink unit, electric double oven, gas hob & extractor fan, tiled floor, tiled splash back, plumbed for dishwasher, door to:

Utility: 4.36 x 2.38 (max) Door to garage, door to garden

Guest toilet: Fitted sink, wc

Garage: 5.52 x 2.44 Fitted window to side, up and over garage door to front

Upstairs

Landing Access to attic, shelved hot press with dual immersion

Bedroom 1: (rear) 2.9 x 2.44

Bathroom Tiled shower cubicle with "Triton T90 xr" electric shower unit, pedestal whb, wc, fully tiled walls & floor; recessed lighting, heated towel rail, built in medicine cabinet

Bedroom 2: (rear) 3.84 x 3.25 (max.) Built in wardrobe with overhead storage

Bedroom 3: (front) 4.19 x 3.38 Built in wardrobe with overhead storage

Bedroom 4: (front) 3.97 x 2.48 Built in/walk in wardrobe with fitted whb and storage



Outside

To the front is a lawn and driveway providing off street parking. There are a planted borders surrounding the garden. To the rear is a lovely secluded landscaped garden c.24m (max.) with a variety of plants and shrubs planted in raised nature stone borders. There is also a generous lawn, selection of mature trees and extensive patios areas which also incorporate a sit out shelter.

