

# For Sale

Asking Price: €1,595,000



4 Purbeck, Monkstown,  
Co. Dublin, A94 XE06

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BER A3





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FLOOR AREA: 162sq.m/ 1744sq.ft. approx.

**Entrance Hall** Oak flooring and coffered ceiling light detail.  
**Guest wc** Fully tiled with wash hand basin and wc.  
**Study** Oak flooring, window to the front and double sliding Oak doors to the kitchen.  
**Living / Dining Room** Oak flooring and coffered ceiling light detail, large sliding doors to the rear garden/patio area.  
**Kitchen** 3.8m x 3.2m Oak flooring, good range of kitchen with Miele appliances and SM Quartz Italian stone countertops with large island including breakfast seating area with spotlights above and built-in column pop up socket. Glass splashback, water filter cold water tap and feature shelving with LED lighting.  
**Utility Room** Oak flooring and further storage option and laundry area.  
**Landing** With understairs storage, window to the side and stairs to upper floor.  
**Main Bedroom** Lovely and bright large double bedroom with large floor to ceiling window to the front, recessed lighting, carpet flooring. There is a large walk-in wardrobe providing lots of storage measuring 2.0m x 1.1m  
**Bathroom Room Ensuite** Fully tiled in Carrara Porcelain wall and floor tiling, Quart stone surround to double ended bath. Large walk-in pressurised shower with tanking to shower walls, bespoke glass. Design Emporium stylish modern bathroom suite fitted with Perrins & Rowe fittings and finishes. Window to the front.  
**Bedroom 2** Another double bedroom to the rear with carpet flooring, good range of built in wardrobes, recessed lighting, and two windows overlooking the rear garden.  
**Ensuite** Fully tiled in Carrara Porcelain wall and floor tiling, large walk-in pressurised shower with tanking to shower walls, bespoke glass. Design Emporium stylish modern bathroom suite fitted

with Perrins & Rowe fittings and finishes. Large window to the rear.  
**Bedroom 3** Large double bedroom to the front with built-in wardrobes by Brogan and Jordan Home Design, carpet flooring, recessed lighting, and large Velux roof light.  
**Shower Room** Fully tiled in Carrara Porcelain wall and floor tiling, large walk-in pressurised shower with tanking to shower walls, bespoke glass. Design Emporium stylish modern bathroom suite fitted with Perrins & Rowe fittings and finishes. Large Velux roof light.  
**Bedroom 4** Another large double bedroom to the front with carpet flooring, recessed lighting, good range of built in wardrobes and large Velux roof light.  
**Eaves Storage** Excellent space for storage.

#### SPECIAL FEATURES

- High quality Nordan windows
- Miele kitchen appliances
- Engineered timber floors on the ground floor
- Walk in wardrobe in main bedroom
- Smart mirror TV in main ensuite
- Underfloor heating on ground floor
- Cold water filter tap in kitchen
- Solid Oak doors throughout
- Coffered ceiling height detail to ground floor
- Two car parking spaces and visitor parking
- Kitchen and wardrobes by Brogan Jordan Home Design
- Garden designed by award-winning City Scope

No. 4 Purbeck is a luxury 4-bedroom house located within a modern enclave just off Monkstown Road and only 200 meters from Monkstown Village. This fabulous 2018 built home enjoys immense privacy and seclusion while benefitting from a myriad of readily accessible amenities being within a few minutes' walk of one of Dublin's most desirable coastal villages, Monkstown. Dublin City is easily accessible via the Dart with Salthill & Monkstown station only around the corner.

Purbeck is just a few minutes' walk to the sea. Living beside the seafront in Dublin offers a host of walks and other outdoor pursuits as well as unparalleled accessibility to Dublin City and beyond. Seapoint rivals the Forty Foot as one of Dublin's best tidal swimming locations.

Monkstown is renowned for its heritage and period charm. From streets of stunning period houses to its two prominent churches, the earliest dating back to the late 1700s's. There are also a lengthy list of restaurants, cafés, and artisan shops, which include That's Amore, Bresson, Goggins Bar, Avoca Food Market, FXB's, Howbert & Mays garden store and the destination boutique Seagreen, to name a few. The village is also noted for its long-established family-owned businesses and a strong local community.

No. 4 extends to approximately 162sq.m. /1744sq.ft. has four double bedrooms and spans over three floors. The southerly garden is particularly private and enjoys abundant sunshine. Two designated parking spaces as well as Visitor spaces are provided to the front.

#### GARDEN

Spacious private south facing rear garden with LED wall lighting and external electrical socket. There is a glass canopy over the entrance door with modern LED lighting. Block paving to parking and footpath areas with low hedge planting and shrubs between parking spaces. Two parking spaces with electrical charging facilities and fully landscaped access road and ample visitor parking.

#### BER

BER A3, BER No. 111894788

Energy Performance Indicator: 50.71 kWh/m<sup>2</sup>/yr



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**NEGOTIATOR**

Ronan O'Hara Assoc. SCSl  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 087 2578885  
E: [ronan.ohara@sherryfitz.ie](mailto:ronan.ohara@sherryfitz.ie)

**MORTGAGE ADVICE**

For free independent advice  
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Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: [blackrock@sherryfitz.ie](mailto:blackrock@sherryfitz.ie)

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