



117 Oliver Plunket Road, Monkstown, Co. Dublin A9 6FN23

Beirne  
& Wise



## For Sale By Private Treaty

117 Oliver Plunkett Road is a fine semi-detached property set in this mature residential location in Monkstown, close to both Monkstown and Glenageary. 117 has off street parking to the front, and a side access leading to the rear garden. The property has a two storey extension to the rear, and the accommodation extends to 92sq.m approximately. It comprises of a hall, living room, family room, kitchen/breakfast room and a guest w.c. downstairs. Upstairs there are three double bedrooms, bathroom and a separate W.C. There is off street parking, front and rear gardens, and a large garden shed. This property offers the discerning purchaser the opportunity to refurbish this property to their own style and requirements.

The location is superb; this mature location is located off Monkstown Avenue and Kill Avenue. It is within walking distance of a host of amenities in Monkstown Village, Glenageary and Dun Laoghaire. Local shopping is available on Oliver Plunkett Road. There is a choice of primary and secondary schools in the areas; these include CBC Monkstown, Holy Family N.S., Monkstown Educate Together N.S., Rathdown School and St. Joseph of Cluny. There are numerous recreational amenities nearby including swimming, coastal walks, sailing. The DART, bus routes and transport links are all within easy access.

## Special Features

- Superb location close to the DART and local amenities
- Accommodation: 92sq.m approximately
- Front and rear gardens
- Off street parking
- GFCH

## Accommodation

### HALL

The hall provides access to the accommodation downstairs, and stairs leading to upstairs

### LIVING ROOM

4.52m x 3.78m

Overlooking the front garden, with polished wooden floor, and a fireplace with decorative inset and black hearth

### FAMILY ROOM

2.94m x 2.46m

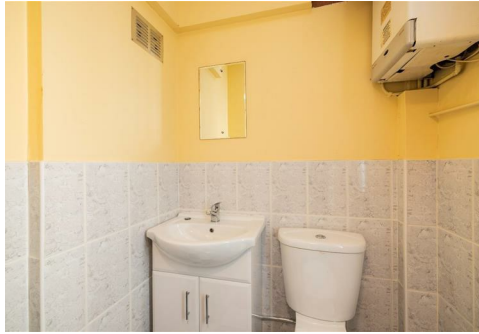
With a window to the front aspect, this features a laminate floor and there is open access to the kitchen/breakfast room

### KITCHEN/BREAKFAST ROOM

5.23m x 2.70m

With tiled floor and ample room for dining, this room overlooks the rear garden. The kitchen is fitted with a range of units with tiled splashback, washing machine, fridge, and cooker. A door opens out to the rear garden.





#### GUEST W.C.

With w.c., w.h.b. and tiled floor. The boiler is housed in here

#### UPSTAIRS

#### BEDROOM ONE

4.55m x 3.27m

A large double bedroom to the front aspect, with built in wardrobes

#### BEDROOM TWO

3.54m x 2.49m

A double bedroom overlooking the front garden

#### BEDROOM THREE

3.47m x 2.69m

A third double bedroom overlooking the rear garden, with built in wardrobes

#### BATHROOM

With w.h.b. bath, and a tiled shower cubicle with a Triton shower

#### W.C.

With tiled floor, partially tiled walls and a w.c.

#### GARDENS

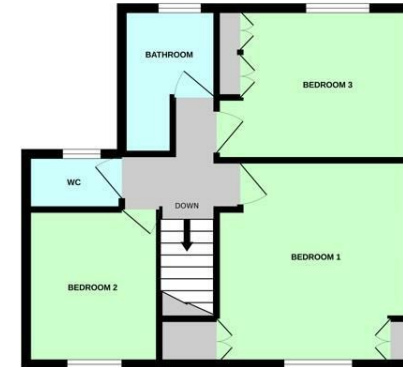
The front garden border is walled with hedging and is very private, there is a tarmac driveway providing off street parking, and a pebbled area with paving. The gated, side entrance leads to the rear garden. This is a low maintenance garden with paved patio, lawn with pebbled areas, and there is a garden shed (L6m x W2m)

#### BER

BER No. 115948358

Output 502.22 kWh/m<sup>2</sup>/yr.





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