



12 Grangeabbey, Monkstown,
Blackrock, Co Dublin

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BER A3



For Sale by Private Treaty

12 Grangeabbey is a superb four bedroom end of terrace residence, built in 2019 within this luxury development in Monkstown, an illustrious South Dublin suburb on the coastal DART line.

Presented in pristine condition throughout and arranged over three floors with each floor maximising its use of space and light to great effect. Upon entering the property, one is greeted by a welcoming entrance hallway with guest w.c., spacious understairs cloakroom and living room with large picture window and bespoke built-in cabinets either side of a Dimplex electric fire inset. The kitchen / dining room is extremely bright and airy and boasts a wide range of fitted units, a large island unit and a separate utility room. It has direct access to the delightful private west facing rear garden and patio area. Ascending upstairs, there are two double bedrooms at first floor level (1 ensuite) and the family bathroom. The master suite with walk through wardrobe, ensuite and roof terrace and fourth bedroom are located on the second floor.

There is one designed car space and a communal playground for the development.

Superbly located close to Deansgrange and Monkstown villages each with a number of shops and restaurants. It is an easy walk to Dun Laoghaire allowing one to enjoy both the pleasure of fine restaurants and enjoyable walks on the piers of old Kingstown. At the entrance to the development there is the popular SC Grocer Delicatessen, Pure Elegance Hair Studio and recently opened Oriental Restaurant. There is superb public transport with the Dart Station at Salthill, No's E2,4,7,7B, L25, L27 bus routes and Aircoach service. A couple of



SPECIAL FEATURES

- » Stunning 4 bedroom end terrace residence
- » Approx. 163 sq. m / 1,749 sq. ft.
- » A rated home
- » Presented in pristine condition throughout
- » Designated parking space
- » West facing rear garden
- » Large side access to rear garden
- » Built 2019
- » Gas Fired Central Heating
- » Communal Playground
- » Superb public transport including DART at Salthill
- » Excellent schools close by including CBC Monkstown

minutes walk will also bring you to Monkstown Tennis Club and Monkstown DLR Pool and Fitness Centre. Nearby schools include CBC Monkstown, Newpark, Blackrock College, St. Andrew's, Rathdown, Castlepark, Sion Hill, the Harold and Monkstown Educate Together to name but a few.

Viewing is essential and highly recommended





ACCOMMODATION

ENTRANCE HALLWAY

5.23m (17.1ft) x 0.94m (3ft)
Alarm panel, central lights, radiator cover, Amtico flooring and understairs storage.

LIVING ROOM

3.80m (12.5ft) x 4.93m (16.2ft)
Picture window to front, bespoke built-in cabinets either side of the Dimplex electric fire inset.

GUEST W.C.

1.52m (4.11ft) x 1.48m (4.10ft)
Tiled floor, wash-hand basin, w.c.

KITCHEN / DINING ROOM

5.73m (18.9ft) x 5.12m (16.9ft)
Immensely bright room with kitchen units to include island unit with stainless steel sink, extensive range of floor and eyelevel cabinets, 5 ring gas hob, Neff dishwasher, Neff double oven and micro-wave, Neff fridge freezer. Patio doors to west facing rear garden.

UTILITY ROOM

1.54m (5ft) x 1.97m (6.5ft)
Built-in units include stainless steel sink, Bosch washing machine. Gas Boiler.

UPSTAIRS

1ST FLOOR

FAMILY BATHROOM

2.37m (7.9ft) x 2.05m (6.8ft)
Tiled floor, w.c., wash-hand basin, heated towel rail. Partially tiled walls with marble effect tile, bath with telephone head shower attachment.

BEDROOM 1

4.86m (14.23ft) x 3.75m (12.30ft)
Front aspect with picture window. Built-in wardrobes.

ENSUITE

2.13m (6.11ft) x 1.90m (6.2ft)
Tiled floor, w.c., wash-hand basin, heated towel rail. Partially tiled walls with marble effect tile. Shower cubicle.

BEDROOM 2

4.34m (12.1ft) x 3.75 (12.30ft)
Picture window overlooking rear garden. Built-in wardrobes.

HOTPRESS

2ND FLOOR

MASTER BEDROOM

5.84m (19.1ft) x 4.05m (13.3ft)
Front aspect with door to balcony.

BALCONY

1.64m (5.4ft) x 5.85m (19.2ft)
Paved balcony area, east-facing with bright morning sunshine.

DRESSING AREA

1.81m (5.11ft) x 2.23m (7.3ft)
With fitted shelving and hanging space.

ENSUITE

2.26m (7.4ft) x 2.25m (7.4ft)
Tiled floor, w.c., wash-hand basin, heated towel rail. Partially tiled walls with marble effect tile. Shower cubicle. Wall hug bathroom cabinet.

BEDROOM 4

2.21m (7.3ft) x 3.48m (11.5ft)
Rear aspect with fitted wardrobes and wonderful views of Dublin Mountains in the distance.



REAR GARDEN

Measuring 89sq.m (958sq.ft)
The west-facing rear garden which is fenced on both sides and has a block-built wall to the rear offers an oasis of calm amongst the array of specimen plants, shrubs and trees carefully arranged by the current owner. There is a cobble blocked patio area outside the rear patio doors couple with a paved seating area which is set deep amongst the Bamboo, Maple Copper Tree and Buxus hedging to name but a few of the many plants and shrubs. Also, with Barna shed, outdoor lighting, sockets and spacious side entrance.

MANAGEMENT COMPANY

Byrne Moore Property Consultants,
10 Clonkeen Rd, Deansgrange,
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Ph: (01) 278 5898

ANNUAL SERVICE FEE: €1,313

BER DETAILS

BER Rating: A3
BER Number: 111548533
Energy Performance Indicator: 53.84 kWh/m²/yr

DIRECTIONS

Driving on Kill Avenue, turn north onto Abbey Road. Take the first left turn, followed by the first right turn onto Grangeabbey. Number 12 is situated towards the end of the development on the left-hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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