



7 Deansgrange Road, Deansgrange, Blackrock,  
Co. Dublin, A94 T9V2

100 sq.m

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DNG are delighted to introduce this wonderful 3 bed semi-detached family home positioned within minutes from Blackrock, Deansgrange and Monkstown to the market. 7 Deansgrange Road benefits from extremely well maintained accommodation measuring c. 100 sq.m, a superb c. 92 ft long west facing rear garden offering ample scope to extend (subject to planning permission), off street parking for multiple cars and a detached garage to the side.

Entering through the front door from the entrance porch into the inviting entrance hall with the guest wc off and the stairs leading to first floor level. The front facing dining room, the bright living room with a sliding door opening out to the rear garden and the kitchen with a storage pantry off are also accessed from the entrance hall. On the first floor there are three generous bedrooms all with fitted wardrobes and the family bathroom.

There is a detached garage to the side of the property which is accessed from the driveway as well as the garden. Located centrally on the Deansgrange Road this property is within easy reach of every conceivable amenity. Some of the country’s finest schools and colleges are situated nearby including Newpark Comprehensive, Holly Park, Guardian Angels, Willow Park, Blackrock College, CBC Monkstown, St. Andrews, Colaiste Iosagain/Eoin, Sion Hill, UCD, the Smurfit Business School and Dun Laoghaire IADT. Cornelscourt and the villages of Blackrock, Deansgrange, Monkstown and Stillorgan are close by, all of which offer an array of shops, restaurants, bars, cafes and fashionable boutiques. Dun Laoghaire Town Centre and Marina are a five minute drive away. Public transport is extremely well catered for with the Blackrock and Seapoint DART stations and a selection of buses which pass the house are within walking distance, as well as the N11, the M50 and the LUAS only a short drive away making the commute to the city centre all the easier.

The impressive Blackrock Park, Cabinteely Park, Carysfort Park with playgrounds and lakes are within easy reach, as is the coast at Dun Laoghaire, Sandycove, the Forty Foot, Killiney and Bray.

Many private and public hospitals are within easy reach, e.g. Blackrock Clinic, St Vincents, St Michaels, Loughlinstown, Leopardstown and the National Rehabilitation Hospital.

## Accommodation

Entrance Porch - 1.30m x 0.55m

Entrance Hall - 3.33m x 1.44m  
Guest wc and accommodation off.

Guest WC - 1.95m x 0.77m

Dining Room 3.31m x 3.59m  
Front facing reception with ceiling coving, centre rose, feature fire place and attractive fitted storage units.

Living Room - 4.82m x 3.29m  
Bright reception room with views over the rear garden, ceiling coving, centre rose, wood custom built fitted storage units, feature fire place with gas inset and a sliding door giving access to the rear patio and garden.

Kitchen - 3.45m x 2.22m  
Ample floor and eye level fitted storage units and work tops, tiled walls, plumbed for a washing machine, Cannon Cooker, Miele Fridge and a door leading to the pantry.

Pantry - 2.26m x 1.02m  
Door giving access to the rear garden.

Landing - 4.43m x 1.12m  
Hot Press, access to the attic and accommodation off.

Bedroom 1 - 3.37m x 3.28m  
Front facing double bedroom with fitted wardrobes.

Bedroom 2 - 3.33m x 3.31m  
Bright rear facing double bedroom overlooking the garden with built in wardrobes.

Bedroom 3 - 3.54m x 2.31m  
Rear facing with floor to ceiling fitted wardrobes.

Bathroom - 2.26m x 1.70m  
Part tiled walls, wc, whb and the bath with a Triton T90XR power shower above.

Garage - 2.71m x 5.2m  
Large garage with an up and over door. Accessed from the front driveway as well as the rear garden.

Outside  
Spacious low maintenance front garden which has off street parking for multiple cars.

A side gate leads to the impressive c. 92 ft. long west facing private rear garden which is laid to lawn and offers ample scope to extend (stpp). The large patio is idea for catching the afternoon and evening sun. Also benefiting from well stocked flower beds, excellent privacy, access to the garage and two storage sheds.

BER: D2  
BER No. 111983334  
Energy Performance Indicator:299.92 kWh/m²/yr

## Features

- Well presented 3 bed semi-detached family home c. 100 sq.m
- Private West facing rear garden c. 92 ft. long
- Superb potential to extend (stpp)
- Detached garage
- Double glazed windows throughout
- Gas fired central heating
- Gas boiler replaced c. 2 years ago
- In very good condition throughout
- Off street parking for multiple cars
- Within walking distance of the DART and bus routes
- Minutes from Blackrock, Stillorgan, Deansgrange and Dun Laoghaire
- Within walking distance of primary and secondary schools
- Close to many nearby amenities; ten minutes to Dundrum Shopping Centre
- Easy access to the M50, N11 and the Aircoach in Leopardstown and Monkstown

Viewing By Appointment

