

FOR SALE

27 Clonkeen Road,  
Deansgrange,  
Blackrock, Co. Dublin



REA

BYRNE & QUIRKE

BER F

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## DESCRIPTION

An instantly appealing, one of just 6 Kenny-built homes, renowned of the 1930's. The unique character of its architecture from the facade and throughout the property makes this a charming, family home. A solid built home which has stood the test of time has evidently been well cared for and boasts a welcoming, elegant, upgraded interior. With south west facing mature, manicured gardens; front and rear, this property is filled with light all year around lending to an inviting ambience. Kenny-built signature features are evident throughout: stained glass, bay window, ceiling coving, centre roses, panelled doors with polished hardware and a red wall brick porch way.

Well set back from the road this stunning family home is set amid extensive mature gardens (on c. 0.18 of an acre) which enjoys an immense high degree of privacy and seclusion.

Clonkeen Road in Deansgrange is a highly desirable residential location within minute's walk of supermarkets, butchers, coffee shops, eateries and medical services. Also nearby to retail and parks at Cornelscourt, Cabinteely and Blackrock. Just a 10 minute drive to the coastal fronts of Dun Laoghaire and Monkstown offering recreational, leisure and sporting facilities.

Located in the catchment area of highly regarded primary and secondary schools, including Hollypark and St. Brigid's national schools, Lycée Francais d'Irlande, Loreto Foxrock, Clonkeen College, CBC Monkstown Park, St. Andrews College, Willow Park and Blackrock College. Also within easy commute to UCD and other well recognised 3RD level institutions.

There is a regular QBC bus service serving the area; the N11, Blackrock road and M50 are easily accessible.

## FEATURES

- Bright, well maintained accommodation c. 157 Sq. M (1,690 Sq. Ft)
- Generous forecourt parking
- Manicured, extensive gardens to front and rear with superb south-westerly aspect
- Upgraded, modern bathrooms with quality sanitary ware
- Spacious garage leading to side passage, rear garden and kitchen
- Built in stairway leading to store room home office and storage on the 3rd / attic floor



## ACCOMMODATION

Entrance accessed through a charming covered red brick wall front porch with an elegant stained glass feature hall door

**Reception Hallway:** a welcoming warm and bright hall, attractive original panelled doors, unique stair banister with ample under stairs storage.

**Drawing Room:** beautifully proportioned light filled room with open fireplace, marble mantle, inset and hearth, picture rail, ceiling centre rose, French doors leading to patio and rear garden

**Dining Room:** beautifully proportioned light filled room with feature bay window with stained glass inset, picture rail and centre rose

**Breakfast Room:** brightly light, picture window overlooking the rear garden with range of built-in storage

**Kitchen:** built-in units and worktops, window overlooking patio, ceramic tiled walls and door giving to side passage, garage and garden.

**Guest WC:** modern WC and wash hand basin with fitted mirror over, ceramic tiled walls and quality tiled floor

### UPSTAIRS THERE ARE FOUR BEDROOMS:

**Landing:** Spacious with stained glass window, linen storage.

**Bedroom 1:** large double room with built-in wardrobe, picture window overlooking front, picture rail

**Bedroom 2:** large double room with built-in wardrobe, dressing table with strip lighting, drawers and overhead storage, picture window overlooking rear, picture rail.

**Bedroom 3:** single bedroom, window overlooking garden.

**Bedroom 4:** large double room with built-in wardrobes, drawers and dressing table, picture window overlooking rear

**Family Bathroom:** with fully tiled step-in shower with glass doors, vanity wash hand basin with fitted mirror and strip lighting, ceramic tiled walls and floor, heated towel rail, understairs storage.

### 3rd floor / Attic:

**Built in stairway leading to:**

**Store Room ( used as office):** 4.6m x 3.97m, with sheeted timber panelling, built-in desk and storage.

**Walk in Storeroom:** 3m x 3.25m, with timber flooring, and eaves area with feature porthole window

**Outside:** To the front, extensive parking forecourt bordered by level lawned gardens with well stocked flowerbeds and hedging.

To the rear, manicured level lawned garden c. 37m (121 Ft) with an enviable measure of privacy and a south-westerly aspect amid a backdrop of mature trees and hedging, two feature trees, mature flowerbeds and pathway. Sheltered patio area. Outside tap. External lighting.

**Garage:** 5m x 2.7m with double timber doors with glass panels and door to side passage.

### BER Details:

BER F

BER No 113810220

Energy Performance Indicator 430.52 kWh/m<sup>2</sup>/yr

Viewing: By appointment



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