

FOR SALE BY PRIVATE TREATY

24 ABBEY ROAD

MONKSTOWN, BLACKROCK, CO. DUBLIN A94 C927

Asking Price

€690,000



**Tom
O'Higgins**
ESTATE AGENT

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3-4 Bed - 3 Reception 152sqm / 1,636sqft

ASKING PRICE €690,000

Positioned on a well-established residential road in a highly regarded location, 24 Abbey Road offers an excellent opportunity to acquire a substantial family home with the scope to modernise and upgrade to individual taste.

Extending to approx. 152sqm / 1,636sqft (excluding garage), this property provides generous and flexible accommodation suited to a variety of family needs. While requiring modernisation throughout, the layout offers strong potential, with multiple reception areas and adaptable ground floor space.

The location is a key strength, with Monkstown and Deansgrange villages both easily accessible, offering a wide range of shops, cafés, restaurants, and everyday services. Residents will benefit from proximity to well-regarded primary and secondary schools, IADT, and an excellent selection of recreational amenities including Clonkeen Park, Monkstown Tennis Club, and Monkstown DLR Leisure Centre.

Transport connections are particularly convenient, with several bus routes on the doorstep, the E2 route just a short walk away, as well as easy access to the DART and straightforward access to the N11 and M50 for wider commuting.

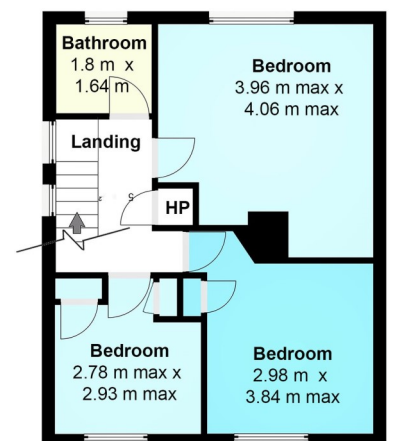
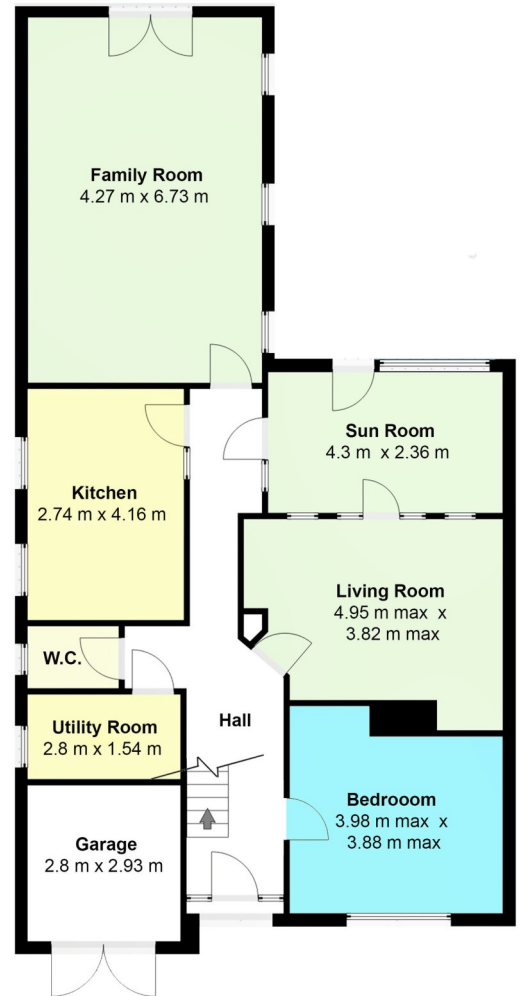
To the rear, the west-facing garden enjoys afternoon and evening sun, with a raised patio and mature planting providing a private outdoor space with considerable appeal.

This is a practical and well-located home that will appeal to purchasers seeking space, convenience, and the opportunity to create a home tailored to modern requirements.



FEATURES

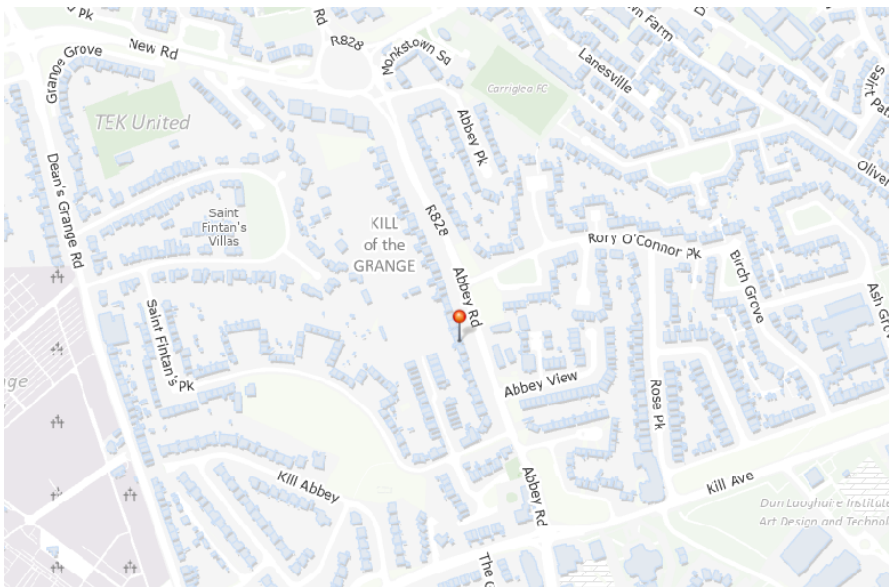
- Spacious family home with flexible accommodation
- Gated side passage
- West-facing rear garden
- Raised patio area
- Mature rear garden planting
- Garage with double doors
- Convenient to both Monkstown and Deansgrange villages
- Excellent range of nearby cafés, delis, and local shopping
- Close to Clonkeen Park and extensive leisure amenities
- Near Monkstown Tennis Club and DLR Leisure Centre
- Choice of highly regarded primary, secondary and third level schools
- Convenient to IADT
- Excellent public transport links including 7B, 7D, L27, and E2 bus routes as well as easy access to the DART
- Easy access to N11 and M50 road networks



BER

F No: 118950351 440.63kWh/m²/yr

Not to scale. For identification only.



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Negotiator

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