

BER C2



15 Carrickbrennan Lawn
Monkstown, Co. Dublin

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INTERNATIONAL REALTY



15 Carrickbrennan Lawn, Monkstown, Co. Dublin

Features

- Well-proportioned accommodation extending to approx. 193 sqm / 2077 sqft (excluding the garage).
- Delightful westerly rear garden.
- Detached garage with excellent potential.
- Extra-long driveway.
- Double glazing throughout .
- Digital alarm system.
- Oil fired central heating.
- Excellent location within walking distance of Monkstown village, the DART and many bus routes.
- Close to an abundance of primary and secondary schools.
- Fitted carpets curtains, kitchen appliances (excluding tumble dryer) and light fittings are included in the sale).

A superbly located detached family home in pristine condition nestled in the highly sought after Carrickbrennan Lawn development at the heart of vibrant Monkstown village. This meticulously maintained five-bedroom detached home offers a rare blend of spacious living, modern comfort and unbeatable convenience. From the moment you step inside, the exceptional care and attention this property has received over the years becomes evident.

Being one of the larger format properties within Carrickbrennan Lawn extending to approx. 193 sqm / 2077 sqft (excluding the garage), this home offers spacious and versatile living accommodation with very well-proportioned living spaces. The ground floor comprises of; a welcome entrance hallway off which there is a generous living room with a picturesque view of the front garden and French doors leading through to the dining room which is perfect for family meals or entertaining with direct access to the recently fitted kitchen which is immaculately presented and fully equipped featuring a stylish island unit and overlooking the sunny rear garden. In addition, there is a cosy family room at the front of the house ideal for a family room for relaxation or a playroom. There is also a guest wc located off the entrance hallway. Upstairs there are five bedrooms including the principal bedroom which is a spacious room complete with ensuite bathroom, two additional bright and airy double bedrooms along with two single bedrooms ideal for children, guests or home office use. There is also a well-appointed family bathroom. The property also boasts a large attic offering excellent potential for conversion subject to planning permission allowing for further customisation to suit your needs.

One of the features of this home is the extra-long driveway which provides ample parking and leads to a detached garage and boiler house. This area holds fantastic potential for conversion into a home office, gym or additional accommodation subject to planning permission. The rear garden with its sunny westerly orientation is a tranquil retreat beautifully landscaped with mature shrubs, trees and plants perfect for outdoor dining or relaxing in the sun.

The property boasts an unparalleled location offering the ultimate in convenience. Monkstown village renowned for its charming atmosphere is just minutes away on foot with an array of boutique shops, cafes and restaurants to explore. Commuting is effortless with the DART station at Salthill and frequent bus services along Monkstown Avenue providing excellent connectivity to Dublin city centre and Dun Laoghaire. For recreational activities the area is spoiled for choice with stunning coastal walks nearby and facilities such as Blue Pool leisure centre, Monkstown tennis club and local GAA and football clubs all easily accessible. There are superb marine amenities available at Dun Laoghaire for the sailing enthusiast. Families will appreciate the proximity of excellent schools including CBC Monkstown Park, Loreto Foxrock, Rathdown school as well as several highly regarded primary schools.

With its exceptional living space, meticulous condition and enviable location, this property represents a rare opportunity to secure a forever home in one of Monkstown's most desirable settings. Early viewing comes highly recommended.

Accommodation

Entrance Porch: 1.7m x 2.2m (5'7" x 7'3") With wide plank laminate timber floor, picture window overlooking front, tongue and groove panelled ceiling, internal glass partition & door leading to hallway

Entrance Hall: 1.53m x 5.37m (5' x 17'7") With wide plank laminate timber flooring and ceiling coving

Guest W.C: With pedestal whb, w.c, frosted window to the side, wood effect lino flooring, cloaks hanging and door to understairs storage

Living Room: 3.7m x 6.88m (12'2" x 22'7") With picture window overlooking front, ceiling coving, marble fireplace with raised marble hearth, brass inset and French doors leading through to

Dining Room: 3.78m x 4.6m (12'5" x 15'1") With ceiling coving, and sliding doors to the rear garden

Kitchen Breakfast Room: 4.1m x 6.0m (13'5" x 19'8") With wide plank laminate floor, feature island with good range of saucepan drawers and cupboards, very good range of floor and eye level units, subway tiled splashback, Indesit double oven, integrated microwave, four ring induction hob, Beko dishwasher, one and half bowl stainless steel sink unit, window overlooking rear, climate heating control systems, Indesit washing machine, plumbed and wired for dryer, integrated fridge/freezer, door to driveway and door to fuseboard

Family Room: 2.34m x 5.3m (7'8" x 17'5") With laminated timber floor, window overlooking front and ceiling coving

First Floor Landing: With door to hot press with water tank and immersion and hatch to attic with pull down ladder

Family Bathroom: With w.c, vanity whb, bath, heated towel rail and tiled walls and opaque window to the side. Wood effect lino flooring. Curved glass shower cubicle with sliding door and power shower

Bedroom 1: 3.96m x 3.55m (13' x 11'8") With window overlooking rear, good range of built in wardrobes and vanity whb

Bedroom 2 (primary): 4.63m x 4.67m (15'2" x 15'4") With picture window overlooking rear, very good range of built in wardrobes, vanity area, wall mounted mirror and door to ensuite

Ensuite Bathroom: With bath, bidet, w.c, dual vanity sinks with storage underneath, heated towel rail, wood effect lino flooring and opaque window to the side

Bedroom 3: 3.0m x 4.56m (9'10" x 15') With window overlooking front, good range of built in wardrobes and whb

Bedroom 4: 2.2m x 2.75m (7'3" x 9') With window overlooking front, louvered door closet and wall mounted shelves

Bedroom 5: 2.67m x 2.96m (8'9" x 9'9") With window to the front and louvered door closet

Garage: 3.0m x 5.255m (9'10" x 17'3") With up and over main door, secondary side access door.

Boiler house: Containing oil fired boiler

BER Information

BER: C2. BER No: 106196553

EPI: 177.64 kWh/m²/yr.

Eircode

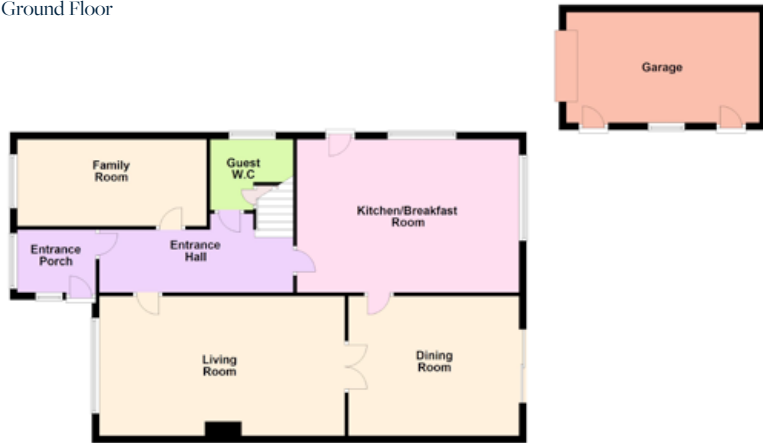
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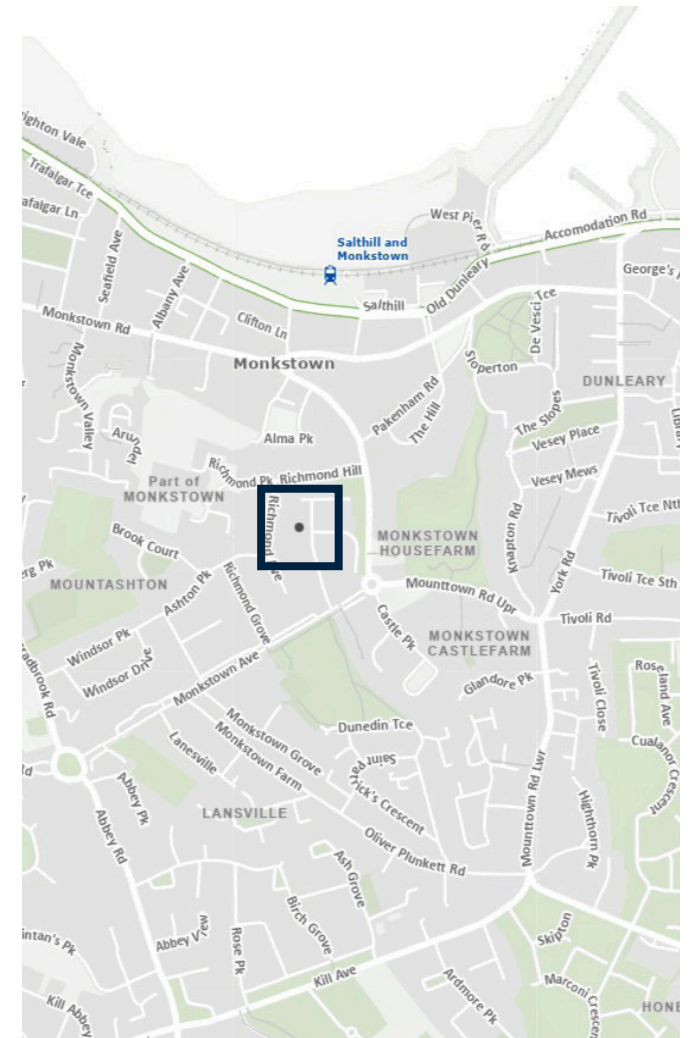
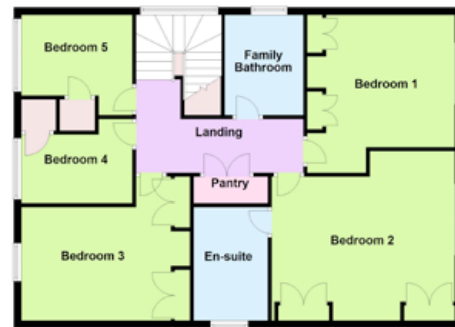


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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