

FOR SALE BY PRIVATE TREATY

9 GRANGEABBEY

MONKSTOWN CO. DUBLIN A94 FR88

Asking Price

€925,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 3 Bath 162sqm / 1,743sqft

ASKING PRICE €925,000

Contemporary four-bedroom family home extending to approximately 162 sqm (1,743 sqft), ideally positioned within the highly regarded Grangeabbey development in Monkstown. Built c.2019, this A-rated property combines modern design, strong energy performance, and a practical three-level layout suited to modern-day living.

The accommodation is well balanced, with a welcoming reception hall featuring oak flooring and understairs storage, guest w.c., and a spacious living room with fitted cabinetry and feature electric fire. To the rear, the kitchen/dining space forms the focal point of the home, with full-width glazing overlooking the sunny south-west facing garden, allowing for excellent natural light throughout the day. The kitchen is fitted with a large island, stone countertops, integrated appliances, and is complemented by a separate utility room. Double doors provide direct access to the landscaped rear garden with patio area and gated side access.

At first-floor level there are two generous double bedrooms, including one with ensuite, along with a stylish main bathroom finished floor-to-ceiling in tiling. The second floor comprises an impressive principal bedroom suite with walk-in wardrobe, ensuite, private roof terrace, and oak flooring. A fourth bedroom, also finished with oak flooring, enjoys attractive views towards the Dublin Mountains.

The property further benefits from solar panels, gas fired central heating, and a designated car parking space.

Grangeabbey is a modern, well-maintained development, particularly well-suited to families, with a quiet residential setting, communal playground, and safe cul-de-sac environment ideal for young children. The location offers excellent transport connectivity and convenient access to Deansgrange, Monkstown, Dun Laoghaire, and the coast.

A well-appointed, energy-efficient home in a contemporary development, ideal for purchasers seeking a turnkey family property in a convenient South Dublin location.





FEATURES

- Modern, private development, built c.2019
- Sun trap south-west facing rear garden
- Designated car parking space
- Solar panels
- A Rated home, suitable for green mortgage
- Side access
- Gas fired central heating
- Quiet cul de sac location
- Residents playground
- Excellent transport links
- Service charge approx. €1,200 per annum
- 162sqm / 1,743 sqft

ACCOMMODATION

Reception Hall

With Oak flooring, understairs storage and security alarm.

Guest w.c.

Stylish w.c. with tiles floor to ceiling.

Living Room

With fitted cabinetry and feature electric fire.

Kitchen / Diner

To the rear with full width glazing overlooking the rear garden. Fitted kitchen with island, stone countertops and integrated appliances. Double doors to garden.

Utility Room

With countertop, sink and fitted cabinets.

Bedroom

Double room to the front with fitted wardrobes. Ensuite with rainfall shower, w.c. and w.h.b.

Bedroom

Double room to the rear with carpet flooring and fitted wardrobes.

Bathroom

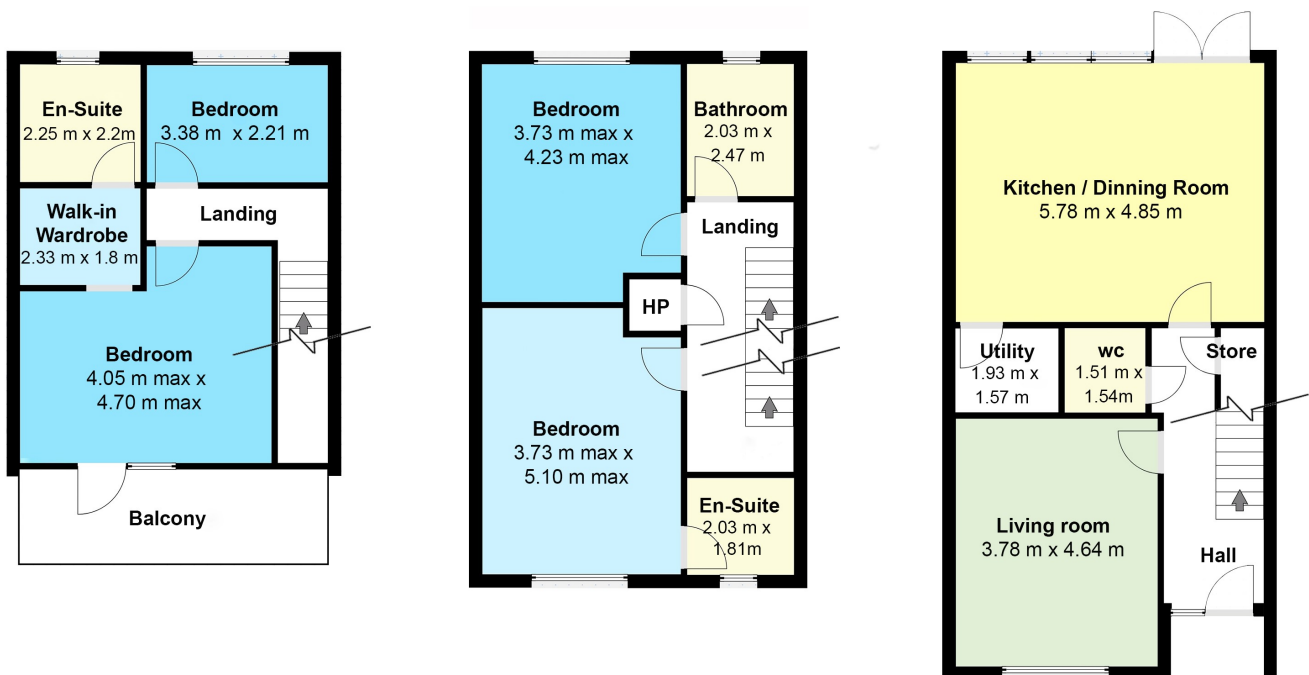
Full tiled, floor to ceiling. Bath with overhead shower, w.c. and w.h.b. Feature mirror and lighting.

Principal Bedroom Suite

Double bedroom with oak flooring, walk in wardrobe, ensuite and roof terrace.

Bedroom

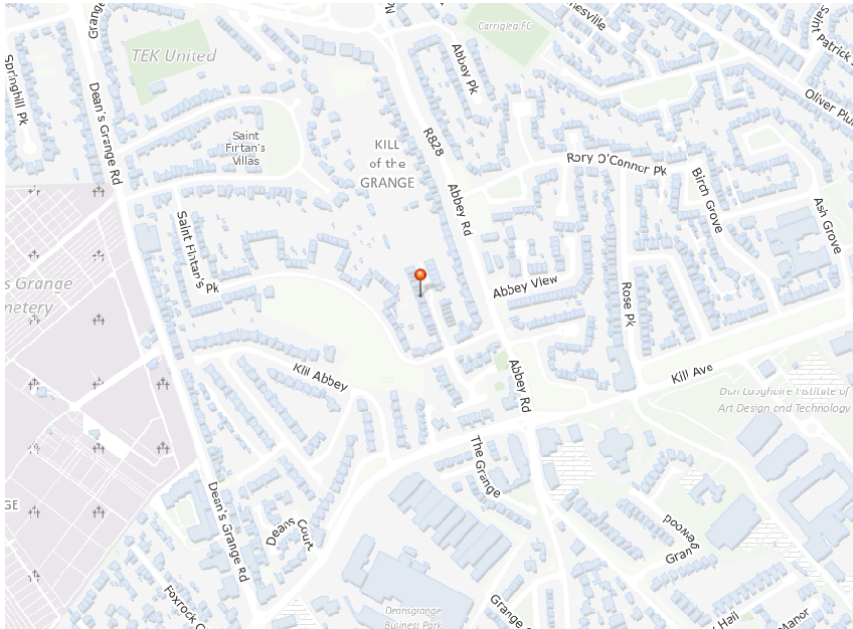
Single bedroom to the rear with oak flooring and views towards the Dublin mountains.



Not to scale. For identification only.

BER

A3 No:111548517 53.65kWh/m²/yr



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