

**45 Ashton Park
Monkstown, Co. Dublin**

Asking price €745,000

**HERMAN
WHITE**
ESTATES



Mature semi-detached 3 bedroomed house, offering excellent potential to improve, in a great location.



Herman White Estates are pleased to offer this mature, two storey, semi-detached home situated off Monkstown Avenue. This location is convenient to Monkstown Village with its myriad of boutique shops and restaurants. Within walking distance of the Seafront, Dun Laoghaire and Blackrock and is also convenient to the Dart and commuter buses.

The property, which has a south-west facing garden, has been in the same family for over 60 years and has been well maintained over this time but is in need of modernisation. An ideal family home given its proximity to many schools.

Viewing, which is highly recommended, is by appointment.

SPECIAL FEATURES

- Excellent potential to extend subject to p.p.
- GFCH
- Close to many excellent schools
- Bright sunny house
- Dart and commuter buses nearby
- Walking distance to Dun Laoghaire Centre

ACCOMMODATION

Ground Floor

Entrance Porch

Entrance Hall with understairs store

Sittingroom

4.89m x 3.65m with fireplace

Dining Room

3.93m x 3.46m with fireplace

Breakfast Room

2.83m x 2.56m

Kitchen

3.45m x 2.43m with fitted presses

Garage

Converted into shower room
and front room 4.80m x 2.50m

First Floor

Double Bedroom 1

3.85m x 3.47m, fireplace, built in wardrobe

Double Bedroom 2

4.94m x 3.32m, built in wardrobe

Single Bedroom 1

2.75m x 2.67m

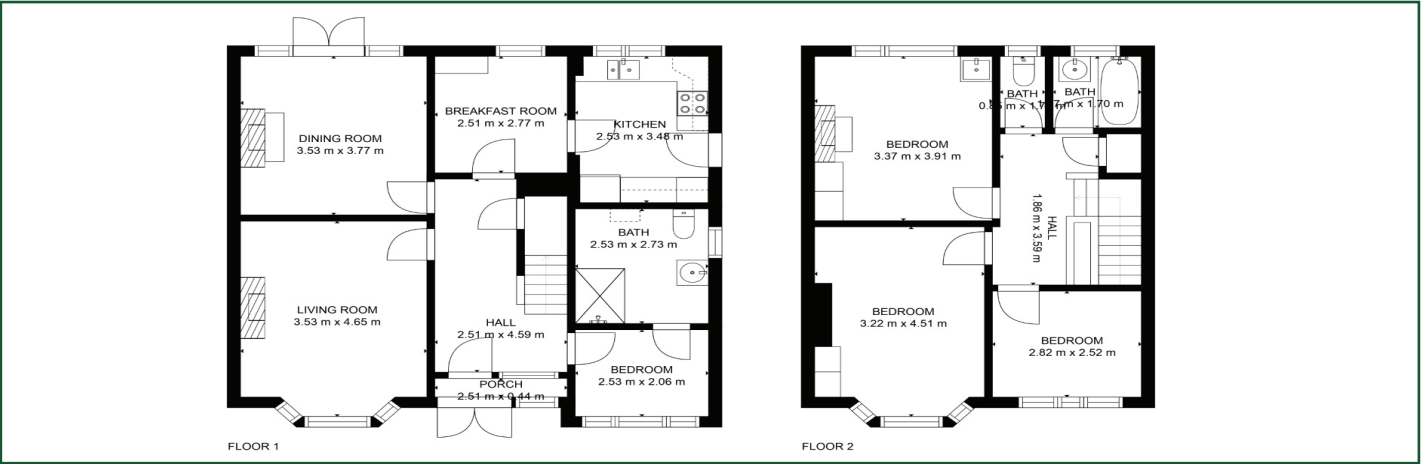
Bathroom

WHB, bath, separate WC

Outside

- Walled gardens front and rear, south-facing to rear
- Side entrance
- Coal Shed
- Storage Shed

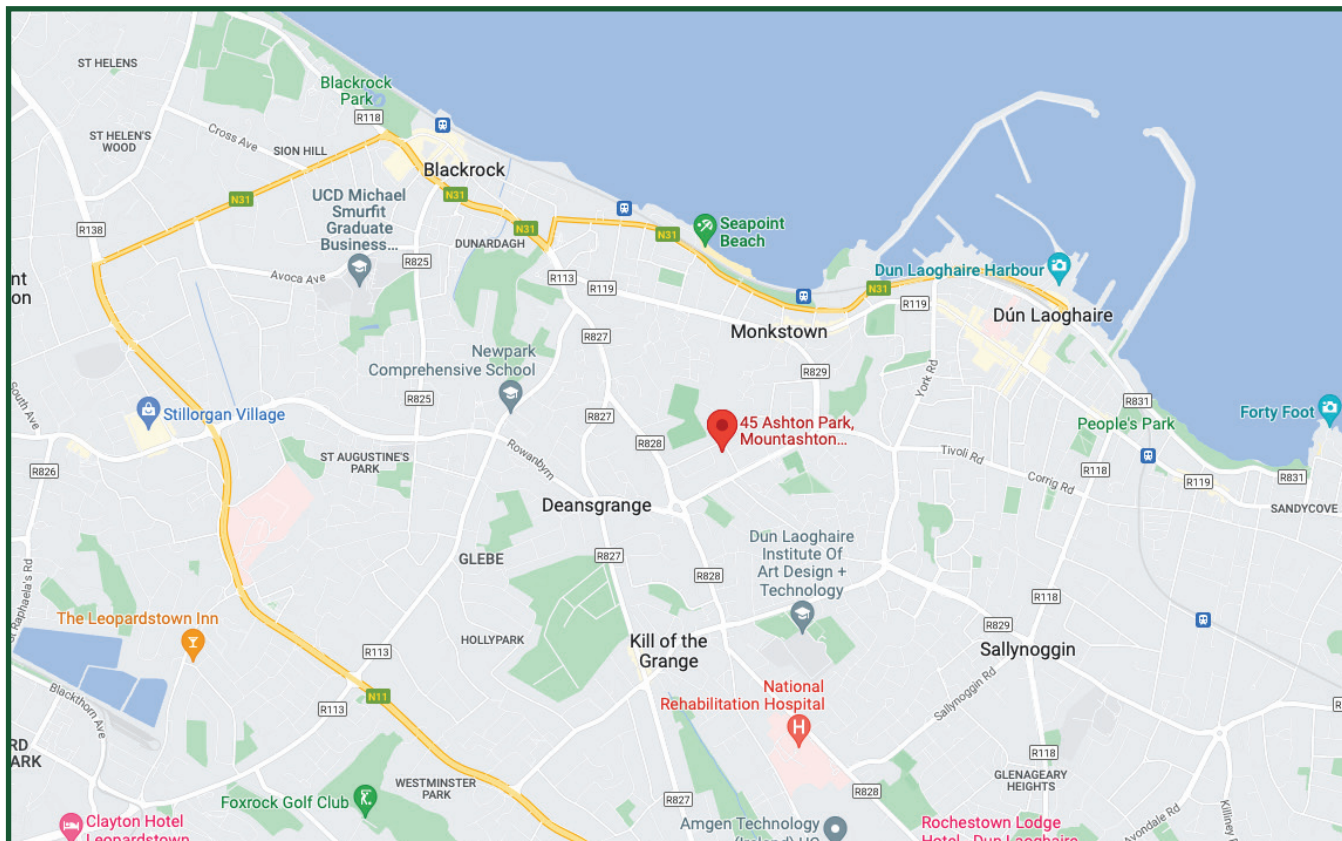
TOTAL 124 sqm



45 Ashton Park Monkstown, Co. Dublin



LOCATION



Residential and Commercial Sales. Letting and Management



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