

For Sale

Asking Price: €625,000

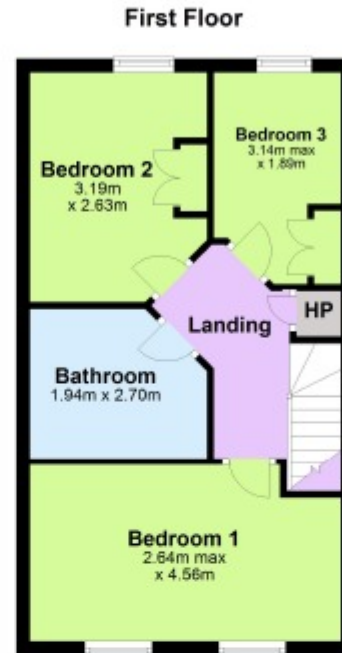


33 Southdene, Monkstown Valley,
Monkstown, Co. Dublin, A94 X0Y6

sherryfitz.ie - make and view offers 24/7

BER D1





Located in this very popular and much sought-after quiet development just off Monkstown Road, stands this superbly presented three bedroom terraced home, offering well laid out accommodation just a short stroll from the heart of Monkstown Village.

This delightful home extends to 76.3 sq.m (821 sq.ft.) approx.

The accommodation briefly comprises of a bright entrance hall with understairs storage, modern kitchen to the front, spacious living room which opens out onto the rear garden. Upstairs there are three bedrooms, two doubles and one single all with fitted wardrobes.

There is access via Stira stairs to an attic which is floored and is perfect for storage and also a shelved hotpress in the landing.

The location is second to none, boasting all the amenities Monkstown has to offer within close proximity - including one of the most popular swimming spots in Ireland at Seapoint, just an eight-minute walk away. Positioned centrally between the town centres of Blackrock and Dun Laoghaire (both only a 15-minute walk), the house has access to a vast array of shops, bars, restaurants and leisure facilities. There are several highly regarded schools close by including CBC Monkstown, Blackrock College, Newpark, Scoil Lorcáin and Carysfort National school to name but a few.

Nearby transport links include the DART at Salthill and Monkstown as well as several Dublin bus routes which provide easy access to the city centre and beyond.

All in all, 33 Southdene provides an excellent opportunity to acquire a lovely home in an excellent location. Viewing is highly recommended.

SPECIAL FEATURES

- Quiet cul de sac location
- Presented in excellent decorative order throughout
- Modern high gloss kitchen units
- Upgraded bathroom suite
- Storage heating
- Broadband available
- Floored attic accessed via Stira stairs
- Parking space to front.

ACCOMMODATION

Floor Area: 76.3sq.m. / 821sq.ft. approx.

Hallway 3.05m x 1.80m (10' x 5'11")

Laminate flooring, central light, window to front, understairs storage

Kitchen 3.62m x 2.73m (11'11" x 8'11")

Laminate flooring, recessed lighting high gloss fitted kitchen units, mosaic tiled splashback, plumbed for washing machine, integrated dishwasher, stainless steel sink unit and drainer, electric hob and Pyrolitic self-cleaning oven, extractor fan, window to front.

Living Room 4.75m x 4.55m (15'7" x 14'11")

Laminate flooring, central light, corner fireplace with raised black hearth and black surround. Door opening onto rear garden.

Bedroom 1 2.64m x 4.56m (8'8" x 15')

Double room overlooking front with carpet flooring, two windows to front, recessed lighting, Sliderobes.

Bathroom 1.94m x 2.70m (6'4" x 8'10")

Italian marble style wall and floor tiles, Velux roof light, bath, high quality sanitary ware, wc, wash hand basin, fitted wall mirrored storage cabinet.

Bedroom 2 3.19m x 2.63m (10'6" x 8'8")

Double room overlooking rear with carpet flooring, central light, fitted wardrobes, fitted corner desk unit and storage.

Bedroom 3 3.14m x 1.89m (10'4" x 6'2")

Single room overlooking rear with carpet flooring, central light and fitted wardrobe.

GARDEN

The private garden is the perfect space for entertaining friends, family and dining al fresco. The garden, which is predominantly laid out in paving and gravel has space for outdoor furniture and also has a wooden shed for storage.

BER

BER D1, BER No. 104366083

Energy Performance Indicator: 242 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Joan O'Hanlon Assoc. SCSl
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 1919103
E: joan.ohanlon@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice on mortgages talk to Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.