



93 Monkstown Avenue
Monkstown, Co. Dublin

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INTERNATIONAL REALTY

93 Monkstown Avenue, Monkstown, Co. Dublin

Superbly situated and well set back from the road on Monkstown Avenue lies this much loved and charming family home, with the benefit of a delightful private and mature rear garden. To the front there is a lovely walled and lawned mature garden with off street car parking.

The accommodation briefly comprises of a very inviting entrance hallway off which there is a lovely living room to the front with bay window, a dining room to the rear opening out to the lean-to extension, a well sized kitchen breakfast room, guest WC and on the first floor there are four very well sized bedrooms along with a well fitted wheelchair accessible shower. In addition, there is a garage which is ideal for conversions subject to planning permission. The rear garden is complete with a whole range of mature shrubs, plants, trees and enjoys a good degree of privacy. There is gated side access to the side of the property.

93 Monkstown Avenue offers a wonderful opportunity for the discerning purchaser to modernise and indeed to extend subject to planning permission to create the home of one's dreams in one of South County Dublin's most highly sought after coastal suburbs. This is a deservedly popular location with a wealth of amenities available close by including a wide array of restaurants, boutique style shops and bars at Monkstown village and a little further afield at Blackrock and Dun Laoghaire. Transport options are second to none with regular bus routes available literally on the doorstep and the Dart available within a short walk at Monkstown. The property is close to excellent schools, both primary and secondary and a wealth of recreational amenities with DLR blue pool leisure centre across the road and many tennis, rugby, GAA and soccer clubs available close by. In addition, there are four yacht clubs available at Dun Laoghaire for the marine enthusiasts.

Features

- Charming semi-detached family home extending to approx. 129 sqm (1,388 sqft including the garage, excluding lean-to)
- Delightful private sunny rear garden
- Wonderful opportunity to modernise and extend subjective planning permission to save one's own taste
- Oil fired central heating
- Gated off street car parking
- Fitted carpets, curtains, blinds and kitchen appliances included in the sale
- Garage ideal for conversion subject to planning permission
- Within a short stroll of Monkstown village and Dart station
- 46a bus routes available on the doorstep
- Close to excellent schools and recreational amenities



Accommodation

Entrance Porchway: 2.12m x 1.83m (6'11" x 6') with tiled floor.

Entrance Hallway: 2.40m x 4.59m (7'10" x 15'1") with digital alarm panel, video intercom to the front door, understairs storage.

Guest WC: with corner wash hand basin, wc, Xpelair, built in shelving.

Living Room (Front): 4.00m x 3.93m (13'1" x 12'11") with bay window, ceiling coving, fireplace with raised tiled hearth, tiled surround, and gas fire inset, TV point.

Dining Room: 3.67m x 4.15m (12' x 13'7") with ceiling coving, fireplace with raised tiled hearth, tiled surround, French doors out to a

Lean-To: 3.00 (9'10")m x 2.65 (8'8")m with windows overlooking rear garden

Kitchen/Breakfast Room: 5.40m x 3.00m (17'9" x 9'10") fitted with a range of floor and eye level units, stainless steel sink unit, Beko dishwasher, Nordmende fridge, four ring gas hob, oven, tiled splashback, door and sliding door to the lean-to, and door to lean to

Lean-To: 5.70 (18'8")m x 2.63 (8'8")m with door to garden, washing machine, dryer and freezer

Landing: door to hot press with water tank and dual immersion, and hatch to attic.

Bedroom 1: 2.63m x 3.00m (8'8" x 9'10") with louvre doored wardrobes, window to the front.

Bedroom 2: 3.65m x 4.57m (12' x 15') with lovely bay window overlooking front, good range of wardrobes, vanity sink unit.

Bedroom 3: 3.67m x 4.237 (12' x 4.237) with good range of built in wardrobes, vanity wash hand basin.

Bathroom: wheelchair accessible with fully tiled floors and walls, vanity wash hand basin with storage underneath, shower with telephone shower attachment and seat, wc, two fronted windows overlooking rear, Xpelair.

Bedroom 4: 2.67m x 3.35m (8'9" x 11') with built in wardrobes, wall mounted wash hand basin, window overlooking front.

Garage: 2.58m x 5.78m (8'6" x 19') with window to side, oil fired boiler and fuse board are housed here.

BER Information

BER: E2. BER No: 106858566

EPI: 366.22 kWh/m²/yr.

Eircode

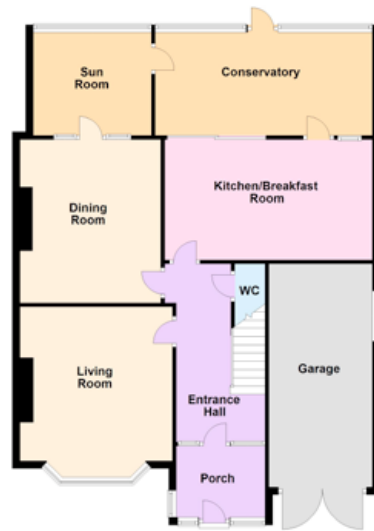
A94 P9E4





FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



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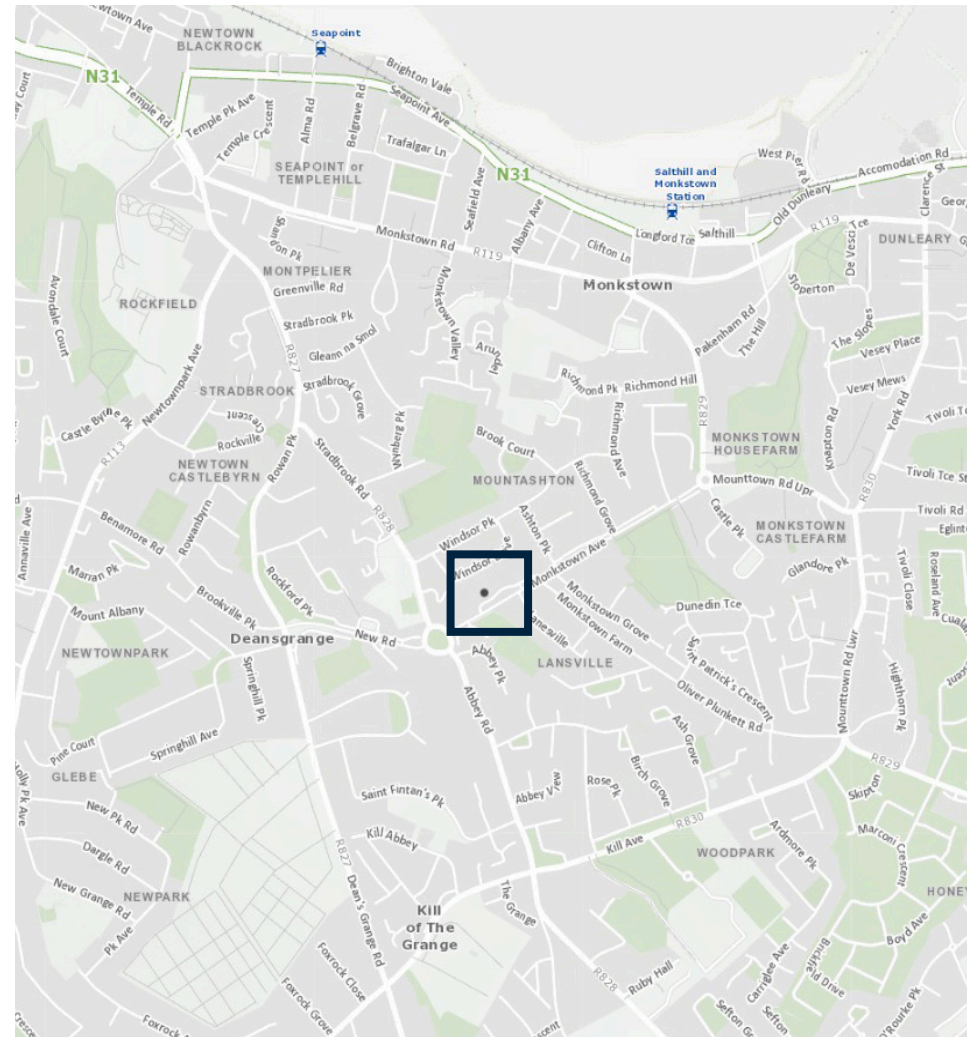
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Ground Floor



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