

For Sale

Asking Price: €385,000

Sherry
FitzGerald



29 Carrig House, Carrickbrennan Road,
Monkstown, Co. Dublin, A94 DF5T

sherryfitz.ie - make and view offers 24/7

BER D1



Floor Plan



An upgraded second floor, one bedroom apartment ideally situated in this beautiful setting on Carrickbrennan Road in the heart of Monkstown Village. The property further benefits from being within a short stroll of the seafront and DART station.

Dublin bus routes which provide easy access to the city centre and beyond.

Early viewing is advised.

This bright apartment offers a beautiful private setting overlooking St. Patricks Church. Internally the accommodation comprises; a welcoming reception hall with shelved hot press that is plumbed for washing machine, a glazed panel door from here leads to a living/dining room with a view over St. Partick's Church and breakfast bar with seating to the kitchen.

This contemporary handleless kitchen has all integrated appliances. A double bedroom also overlooks St. Patricks church a shower room completes the internal accommodation.

The well-maintained communal grounds of Carrig House offers private designated parking, bike storage and a communal garden area perfect for relaxing in the evening sun. Direct lift access serves all floors.

Carrig House is positioned on a quiet mature road yet is conveniently situated within a three-minute walk of Monkstown Village with its highly regarded cafes, restaurants & shops as well as the seafront offering beautiful coastal walks as well as swimming at Seapoint. Both Blackrock Village and Dun Laoghaire offer further amenities and are also within very easy reach.

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

SPECIAL FEATURES

- Within a stone's throw of Monkstown Village, the seafront and DART
- Designated parking
- Modern Electric heating
- Direct lift access to all floors
- Private communal gardens
- Bike storage
- Service Charge €2011.90 per annum
- Floor Area of approx. 37 sq.m. (377 sq.ft)

ACCOMMODATION

Floor Area: 37sq.m. / 377sq. ft. approx.

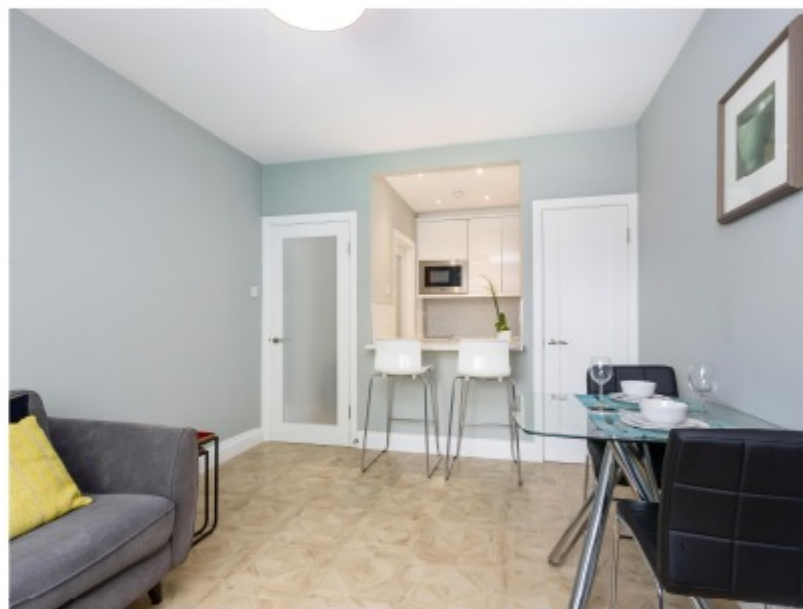
Entrance Hall With recessed lighting, enclosed fuse box, door to shelved hot press with dual immersion, plumbed for washing machine, video intercom, glazed panel door opening into:

Living/Dining Room With picture window overlooking St. Patrick's Church, door to shelved storage unit, breakfast bar seating overlooking the kitchen

Kitchen With high gloss handleless wall and base units, tiled splashbacks, integrated Hotpoint oven, 2 ring electric hob, integrated Zanussi microwave, integrated undercounter fridge/freezer, single bowl sink, recessed lighting & extractor

Bedroom Double room with picture window overlooking St. Patrick's Church

Shower Room With fully tiled walls & floors, wc, wash hand basin set into vanity unit with storage, oversized shower cubicle, electric heater

**GARDEN**

The well-maintained communal grounds of Carrig House offers private designated parking, bike storage and a communal garden area perfect for relaxing in the evening sun.

**BER**

BER D1, BER No. 110753167

Energy Performance Indicator: 232.22 kWh/m2/yr



Open 24/7

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



24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS



MAKE
OFFERS



**Sherry
FitzGerald**

NEGOTIATOR

Colm Quaid Assoc. SCSl
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 459 5591
E: colm.quaid@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice 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.