



Summerville Orchard
The Hill, Monkstown, Co. Dublin

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Summerrgrove Orchard, The Hill, Monkstown, Co. Dublin

Features

- Charming, detached bungalow of approximately 1012 sqft (94 sqm)
- Two delightful suntrap courtyard gardens
- Delightful garden room
- Impressive B energy rating
- Beautiful condition throughout
- Superbly positioned tucked away off The Hill in Monkstown
- Beautiful peaceful sylvan setting
- GFCH
- Kitchen appliances, curtains and garden room included in the sale
- Off street car parking
- Walking distance of Monkstown village and Dart Station
- Featured on RTE's Home of The Year

Summerrgrove Orchard is a hidden architectural gem, superbly located in the heart of Monkstown, nestled in complete seclusion off the highly prestigious Monkstown Hill. This wonderful property is a true rare find, designed by the renowned architect Don Henihan and constructed in 2013. This exceptional detached home perfectly balances contemporary elegance with a tranquil and entirely private setting. Boasting an impressive B energy rating, this home is as impressive as it is stylish.

A striking granite wall encloses the residence, setting the tone for sophistication within. At the heart of the home is a beautifully designed open plan kitchen, living and dining area bathed in natural light thanks to its dual layout. The well-fitted kitchen features a moveable island while the living space is enhanced by a sleek inbuilt electric fire. Floor to ceiling glass sliding doors open on to two stunning courtyard gardens, creating a seamless connection between indoor and outdoor living. The accommodation includes a delightful master bedroom ensuite and excellent fitted wardrobes. There are two additional bedrooms both overlooking the private terraces offering serene retreats and there is a beautiful, appointed family bathroom. The outdoor spaces are exceptional. A landscaped enclosed terrace with raised beds and mature olive trees creates a peaceful oasis while an upper terrace with a covered and enclosed garden room is perfect for alfresco dining. With its unparalleled privacy, Summerrgrove Orchard is not overlooked, with just surrounding greenery and the sky in immediate view. The property also benefits from important off-street car parking.

Located just a short stroll from Monkstown Village, this exclusive home offers unrivalled access to boutique shops, cafes award winning restaurants and the seafront. Excellent transport links include the DART within a pleasant stroll along with many bus routes allowing easy access to Dublin city centre and some of Dublin's finest schools are nearby.

A home of this calibre and exclusivity seldom comes to the market in Monkstown – Early viewing comes highly recommended!





Accommodation

Entrance Hall: 0.945m x 3.644m (.3100'5" x 11'11") with wide plank timber flooring, door to utility area

Utility Room: with boiler and water tank, plumbed for washing machine

Principal Bedroom: 4.12m x 3.25m (13'6" x 10'8") with wide plank timber floor, picture window overlooking the courtyard garden, excellent range of floor to ceiling built in wardrobes, door to

Ensuite Bathroom: fully tiled with wall mounted whb, wall mounted mirror with lighting over, Velux rooflight, concealed cistern, wc, heated towel rail, wall mounted medicine cabinet, fully tiled walk in double shower with monsoon style head

Family Bathroom: with fully tiled floors and walls, heated towel rail, bath with telephone shower attachment and monsoon style head over, wall mounted whb concealed cistern wc, recessed downlighting, wall mounted mirror, Velux rooflight

Bedroom 2: 4.15m x 3.616m (13'7" x 11'10") with wide plank timber floor, window to the side, built in bunk beds and wall mounted shelving, skylight, door to

Bedroom 3/Study: 2.07m x 3.62m (6'9" x 11'11") with wide plank timber flooring, built in bunk beds, window to side, skylight, door to

Kitchen/Living/Dining: 8.4m x 4.95m (27'7" x 16'3") beautiful space with wide plank flooring, dual aspect room, sliding doors to courtyard garden on either side, excellent range of built in bespoke cabinetry with display shelving and downlighting over. Kitchen area is extremely well fitted with a range of floor and eye level units, beautiful marble worksurfaces and upstand and feature marble island, compact dishwasher, undermounted ceramic sink, Fisher & Paykel 6 ring gas hob, matching double electric oven with stainless steel extractor hood over, American style fridge/freezer, built in electric fire, television point and sliding doors out to both courtyard gardens

Outside: Gated Courtyard Garden No. 1: 5.85m x 7.68m (19'2" x 25'2") The courtyard garden is laid out in raised patio and raised granite beds with mature shrubs, trees and feature specimen olive trees, beautiful granite wall with feature archwa

Gated Courtyard Garden No. 2: 4.6m x 11.657m (15'1" x 38'3") with tiled sheltered patio area, beautiful granite wall, raised granite beds with specimen shrubs, trees and plants

Garden Room: 2.86m x 4.215m (9'5" x 13'10") with electric heating

Gated side access to front

Storage shed: gated, with shelving, electric outlet

BER Information

BER: B3. BER No: 117275347.

EPI: 149.56 kWh/m²/yr.

Eircode

A94 C5Y9





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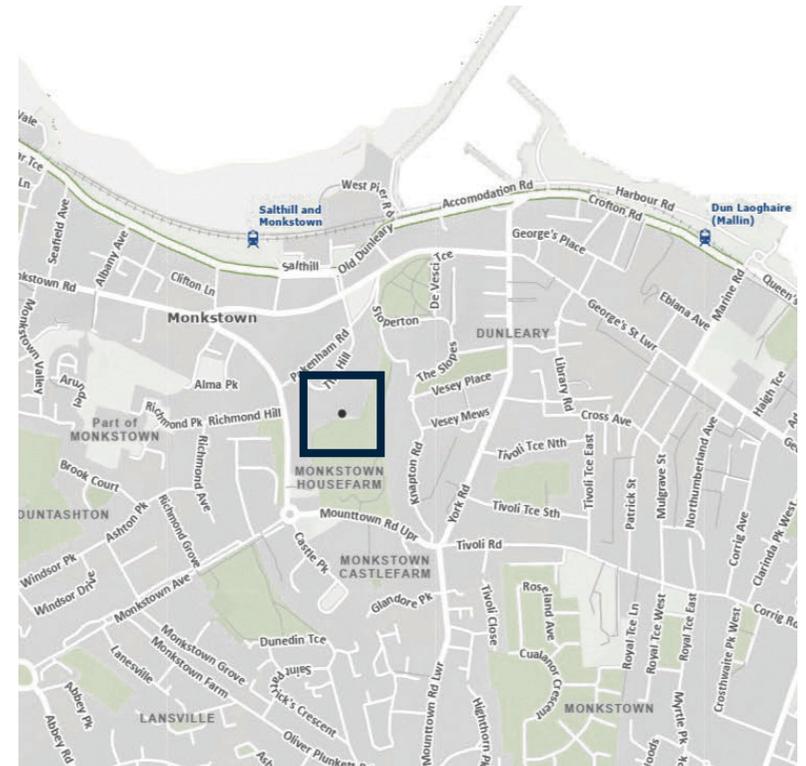
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