



53 Richmond Avenue, Monkstown,  
Co. Dublin A94 XN32

150 sq.m

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# 53 Richmond Avenue, Monkstown, Co. Dublin A94 XN32

DNG Rock Road are proud to present 53 Richmond Avenue to the market. This very attractive three bedroom property is situated at the quiet end of Richmond Avenue, a highly sought after residential street just a few minutes’ walk from Monkstown Village.

The spacious home boasts wonderful living space with excellent potential to extend to the rear and indeed over the existing garage conversion subject to planning permission, which has been granted to many of the neighboring properties. The large desirable west-facing rear garden which measures 22 metres (72ft.) long and 10 metres (32 ft.) wide will no doubt appeal to those seeking bright outdoor space and boasts lush lawns, mature trees and bushes as well as carefully planted borders and a sunny patio area. The front garden is laid out mainly in gravel with off-street parking for two to three cars and is surrounded by hedging which provides an element of privacy.

Inside, the property is good original condition but would benefit from some modernisation. The accommodation downstairs includes a practical front porch and a large and a welcoming entrance hall with under-stair storage. Situated off the entrance hall is the generous living room which in turn leads to a large dining room and also to a warm sun-room with access to the rear garden. The compact kitchen overlooks the rear garden and features fitted cabinets and tiled flooring. A small lobby leads from the entrance hall with access to the side passage as well as the large converted garage room, a small utility room and a bathroom with w/c, wash basin and shower space. This area could be ideal as a small self-contained unit with some work.

Upstairs there is a large and bright landing with hot press and access to the attic. There is a w/c and a separate bathroom with over-sized shower and wash basin. There are three bedrooms, two sizeable doubles one at the front and one at the rear as well as a generous single to the front.

An ideal home for those seeking a property to improve to their own standards, 53 Richmond Avenue has all the fundamental characteristics that buyers look for when searching for a “forever home” and is sure to prove popular. Viewing is highly recommended and can be arranged by appointment with the selling agent.

## Accommodation

Porch 2.3m x 1.2m

Bright tiled entrance porch.

Entrance Hall 5.5m x 2.4m

Large welcoming entrance hall with carpet flooring, under-stair storage and access to all ground floor rooms.

Living Room 4.1m x 3.7m

Warm and bright living room with carpet flooring, tiled fireplace with gas fire insert, ceiling coving, Virgin Media point, double doors to Dining Room and sliding door to Sun-room.

Dining Room 4.25m x 3.7m

Warm and comfortable dining room/lounge with carpet flooring, marble fireplace with gas fire insert and ceiling coving. Overlooks front garden.

Sun-Room 3.75m x 2.0m

Warm and bright sun-room that capitalizes on the properties attractive westerly aspect. Convenient door to rear garden.

Kitchen 3.0m x 2.4m

Tiled rear facing kitchen which overlooks the rear garden and features fitted kitchen cabinets with tiled splash-back and gas cooker.

Lobby 2.9m x 1.6m

Internal lobby with carpet flooring, fitted storage cupboards and external door leading to side passage as well as doors to converted garage room and utility room.

Converted Garage Room 5.25m x 2.75m

Very large converted garage room with carpet flooring ideal for a number of uses from playroom to home office or even a ground floor bedroom suite. Overlooks front garden.

Utility Room 2.9m x 1.7m

Convenient space ideal as utility room or pantry positioned close to kitchen and side entrance.

Guest Bathroom 3.0m x 0.9m

Practical downstairs w/c with wash basin and decommissioned shower easily returned to use.

Landing 3.5m x 1.8m

Bright and spacious landing with hot press and attic access hatch.

Bathroom 1.8m x 1.75m

Tiled bathroom with over-sized shower cubicle with Triton power shower and wash basin.

Toilet 1.8m x .8m

Separate tiled w/c.

Master Bedroom 4.25m x 3.75m

Very large double bedroom with carpet flooring. Overlooks front garden.

Bedroom 2 4.1m x 3.5m

Bright and large double bedroom with carpet flooring and wash basin. Overlooks rear garden.

Bedroom 3 3.0m x 2.4m

Large single bedroom with carpet flooring and built-in wardrobe. Overlooks front garden.

## Features

- Attractive Three Bedroom Semi-Detached Home
- Fantastic Location Close to Monkstown Village, Dun Laoghaire and Dublin Bay
- Very Large West Facing Rear Garden
- Generous Living Space With Excellent Potential to Extend to Side and Rear (Subject to Planning Permission)
- Quiet Position At End of Cul-de-Sac
- Gas Fired Central Heating

## Viewing By Appointment

BER: E2

BER No. 111891784

Energy Performance Indicator:345.58 kWh/m²/yr

