

For Sale

Asking Price: €1,295,000

Sherry
FitzGerald



Longford Lodge, 25 Monkstown Crescent,
Monkstown, Co Dublin A94 C4H5

sherryfitz.ie - make and view offers 24/7

BER D1





Monkstown is a quintessential coastal boutique village where many flock to, but few are afforded the good fortune to reside. A pretty row of artisan shops, boutiques, eateries and specialist delicatessens line the picturesque Crescent which sits alongside the suburb's scenic coastline. Offering a wonderful way of living, it is truly no wonder that the area has grown to be one of South County Dublin's most sought after locations to live in.

Longford Lodge hides in plain sight towards the east end of the Crescent. Beyond an unassuming entryway, a private courtyard with space for both parking and leisurely outdoor living, is ready to be transformed with vibrant pots of herbs, flowers and succulents to create a picture-perfect lush retreat for relaxation. Beyond the redbrick façade, the entrance hall is both exceptionally spacious and naturally bright, attributes which are present throughout the property which generously extends to 181 m² (1950sq.ft.) approx. There are two very large interconnecting reception rooms off the entryway which give access to the garden. The kitchen/breakfast room is accessed from both the hall and the dining room, and it too connects to the garden. A guest w.c. and separate storage room complete the accommodation at this level. On the first floor, the large landing gives way to three impressively spacious double bedrooms, the principal of which is en-suite and there is also a nice-sized family bathroom. To the rear of the house there is a low-maintenance patio garden with large deck for outdoor dining and entertaining, a pebbled area bordered by mature plants and there is also a storage shed and boiler shed.

The locality boasts a vast array of amenities, both social and essential. Along with the assortment of neighbouring popular establishments residents of the locality enjoy great ease of access to the bustling

village of Blackrock and Dun Laoghaire town centre, pier and seafront, which bookend the area. The village is served by an excellent choice of highly regarded schools, sailing, tennis and golf clubs, as well as coastal walks and wonderful spots for sea swimming. Popular transport links in the area include the Dart around the corner at Salthill providing swift access to the city centre, numerous bus routes and the area is also serviced by the Aircoach, providing direct access to the airport.

SPECIAL FEATURES

- Very special location
- Off street parking
- Impressively spacious
- Light filled
- Low maintenance garden

ACCOMMODATION

Entrance Hall: parquet flooring, hall door flanked by light bearing glazing, two radiator covers, fitted storage

Guest w.c.: laminate floor, w.c., w.h.b., cloaks closet

Storage Room: linoleum floor

Kitchen/Breakfast room: linoleum floor, wood panelled ceiling with recessed lighting, extensive Shaker style units, integrated oven and microwave, electric hob, stainless steel sink, washing machine and dishwasher, door to garden

Living Room: parquet flooring, bay window, feature marble-surround fireplace with a Gallery glass front coal effect gas fire inset, radiator cover, wall mounted light fittings, open through to...

Dining Room: parquet flooring, centre rose sliding door to garden, access to kitchen

First Floor:

Landing: Velux windows, attic access, hot press,

Bedroom 1: polished timber floors, wall to wall slide robes, central light fitting incorporating a fan

En-Suite: polished timber floors, part tiled walls, w.h.b., w.c., jacuzzi bath with telephone shower attachment, step in shower cubicle, recessed lighting

Bathroom: bath with shower attachment, bidet, w.c., w.h.b., linoleum floor and tiled walls

Bedroom 2: bright and spacious double bedroom with built-in wardrobe, polished timber floors and attic access

Bedroom 3: polished timber floors, built-in wardrobes, outlook to the rear, integrated storage incorporating a Murphy double-bed, sink with under sink storage

BER

BER D1, BER No. 118663202

Energy Performance Indicator: 227.19 kWh/m²/yr





24 HOUR
ACCESS



SEARCH

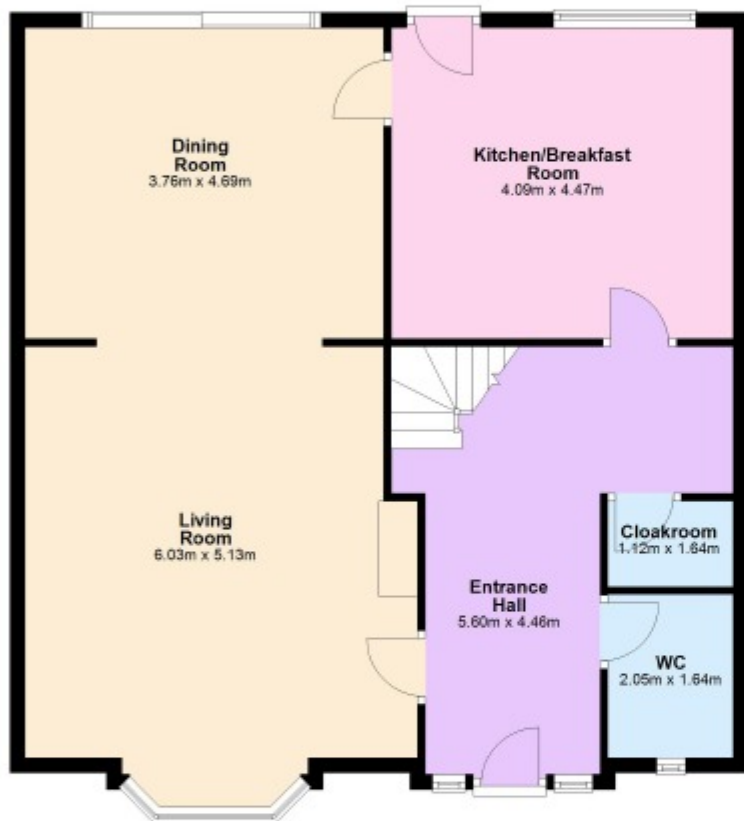


BOOK
VIEWINGS



MAKE
OFFERS

Ground Floor



First Floor



**Sherry
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NEGOTIATOR

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