



109 Salthill  
Monkstown, Co. Dublin

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INTERNATIONAL REALTY



## 109 Salthill, Monkstown, Co. Dublin

### Features

- Prestigious highly regarded residential address
- Excellent surface and underground parking
- Versatile accommodation of approximately 101 sqm (1,087 sq. Ft)
- Large south facing terrace plus two further balconies
- Beautiful views overlooking the coast
- Fitted carpets, curtains and kitchen appliances included in the sale
- Service charge approximately €3,187 per annum payable to Wyse Property Management
- Digital alarm
- Gas fired central heating
- Intercom to hall door and front gates
- Secure development behind electric gates
- Spectacular views across Dublin Bay to Howth, Dun Laoghaire Harbour and the landscaped grounds
- A stroll from the DART, bus, Aircoach, seafront and the superb amenities in Monkstown village

A rare opportunity to acquire a highly desirable and much sought after triple aspect apartment positioned on the ground floor of this landmark gated development by the renowned Cosgrave Developers. Salthill is situated in the heart of Monkstown enjoying spacious accommodation extending to approximately 101sq.m. (1,087sq. ft) with two large balconies. This spacious apartment is set amidst wonderfully landscaped gardens and benefits from a stunning vista across Dublin Bay.

Constructed circa 1991, Salthill is a very highly regarded development with beautiful, well-maintained grounds that are securely positioned behind electric gates adjacent to Salthill / Monkstown DART station in the grounds of the old Salthill Hotel. Apartments in this block D of the development are the most sought after. They are famous for providing generously proportioned accommodation with stunning dual aspect views in a secure environment within walking distance of the excellent amenities within Monkstown village and excellent transport.

Internally the apartment is presented in excellent decorative order and runs the entire front to back of the block with a balcony to the side and rear as well as sun trap south facing terrace to the front. The apartment has a wonderful balance of spacious living and bedroom accommodation. There is a welcoming reception hall, a large kitchen with double doors to very fine sitting room which opens out onto the front terrace which enjoys a sunny south-westerly orientation. This room could be used as a third bedroom if so desired. Off the inner hall through folding doors there is an exceptional dual aspect living room with access to the rear balcony and views across Dublin Bay. The master bedroom with ensuite bathroom, a second bedroom and family bathroom complete the accommodation.

The location could not be more convenient being within a short walk of both Monkstown and Dun Laoghaire with their selection of excellent specialist shops, restaurants, pubs, shopping centres, the IMC cinema, schools and churches. There are also excellent recreational amenities in the immediate area including the marine facilities at Dun Laoghaire harbour with its two piers, four yacht clubs and extensive marina, as well as the popular coastal walks, just to name a couple. Salthill/ Monkstown DART station at the entrance and a regular bus service provides easy access to and from the city centre. The Aircoach in the village accesses the airport hourly





## Accommodation

**Reception Hall:** 1.80m x 2.94m (5'11" x 9'8") with recessed downlighting, alarm panel, door leading through to

**Bedroom 1:** 3.3m x 3.06m (10'10" x 10') with built in fitted wardrobes, door out to south facing balcony

**Sitting Room:** 3.91m x 4.15m (12'10" x 13'7") with ceiling coving, built in wardrobe, access to south facing balcony, picture windows overlooking the communal grounds

**Kitchen:** 2.88m x 4.0m (9'5" x 13'1") fitted with a very good range of overhead press and drawer units with Siemens stainless steel oven, Belling integrated fridge freezer, tiled splashback, four ring ceramic hob and extractor fan over, granite counter tops, integrated Zanussi dishwasher, stainless steel sink unit, recessed downlighting, picture window overlooking the grounds

**Hot Press:** plumbed for washing machine and dryer

**Living Room:** 5.59m x 4.82m (18'4" x 15'10") with very fine ceiling coving, beautiful carved timber fireplace with marble surround, gas fire, double doors leading on to the balcony with magnificent views over the bay

**Bathroom:** 2.16m x 1.67m (7'1" x 5'6") with tiled floor, tiled walls, wc, wash hand basin, shower with telephone shower attachment and seat, towel rail and built in cabinetry

**Principal Bedroom Suite:** 5.66m x 3.16m (18'7" x 10'4") with very good range of built in wardrobes, access to balcony, picture window overlooking the seafront

**Ensuite Bathroom:** with tiled floor, tiled walls, wc, heated towel rail, integrated sink unit with built in mirror and lights, recessed lighting

**Balcony:** 4.81m x 2.01m (15'9" x 6'7") with magnificent sea views

**Front Terrace:** 6.92m x 3.04m (22'8" x 10') south west facing with views over the communal grounds and patio

## BER Information

BER: D1. BER No: 118523646.

EPI: 241.89 kWh/m<sup>2</sup>/yr.

## Eircode

A94 PT04





FLOOR PLAN Not to scale - for identification purpose only.

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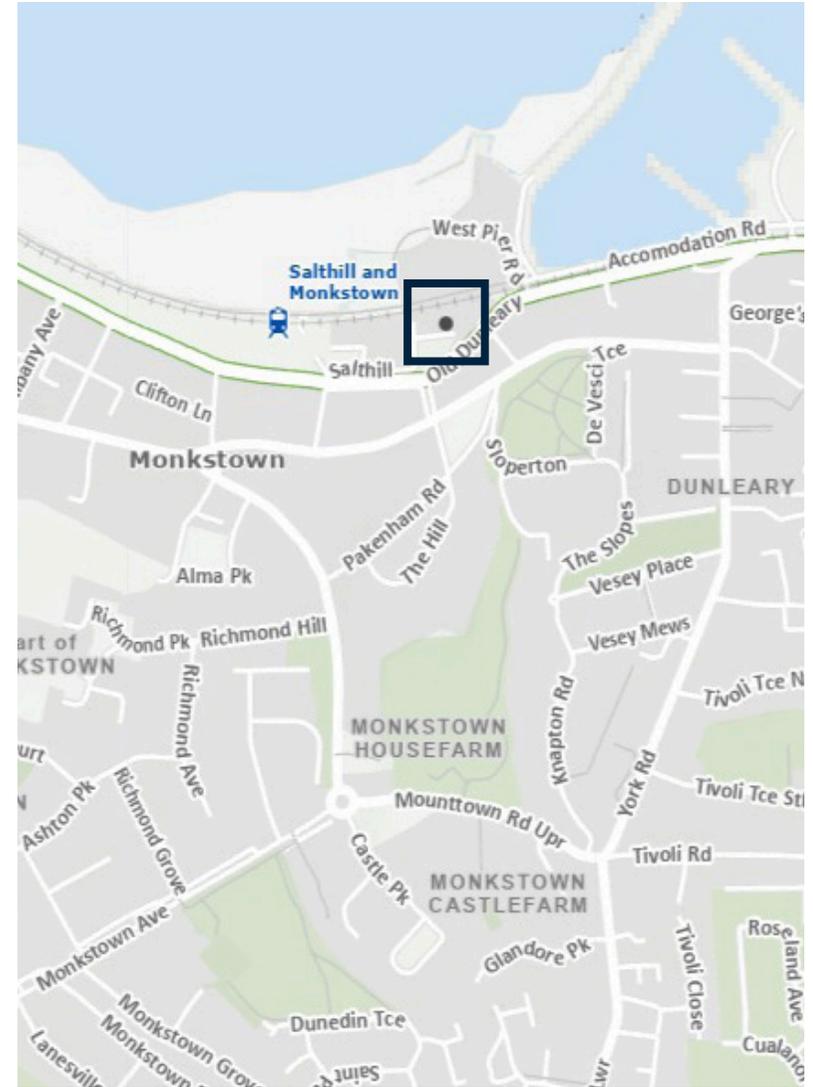
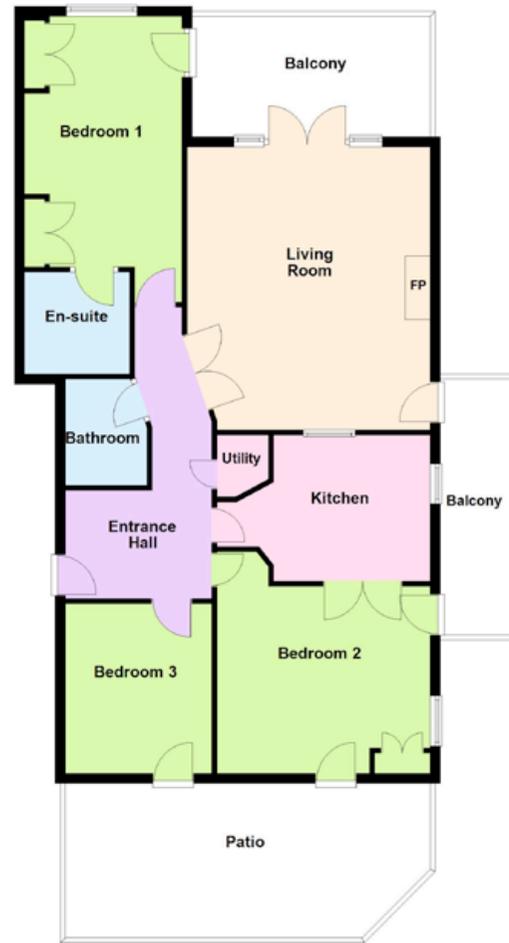
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