

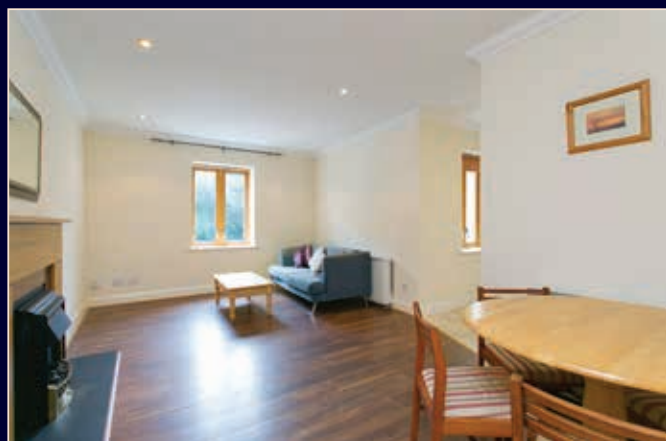


Apt 22 De Vesci House, Monkstown, Co.Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie





For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superb second floor two bedroom apartment to market. Extending to a generous 63sq.m/679sq.ft. approx. This property offers flexible accommodation that will appeal to many downsizers, first time buyers and investors alike. The property has the great benefit of gated underground off-street car parking and has great potential for rental due to its location in Monkstown and super transport links.

Internally the apartment is very well presented and full of natural light due to its dual aspect position. The open plan dining/living room provides excellent space to relax, off this lies a fully fitted kitchen with window to the front. There are two double bedrooms, the master with ensuite and a separate bathroom accessed via the hall. There is a balcony off the second bedroom overlooking the communal garden area.

De Vesci House is located within walking distance of Monkstown and Dun Laoghaire, with a vast array of amenities, including Dun Laoghaire Shopping Centre and Bloomfield Shopping Centre. Nearby schools include CBC Monkstown, Newpark, Blackrock College, Rathdown, Castlepark, Sion Hill, The Harold and Monkstown Educate Together to name but a few. The city centre is easily accessible via the DART which is a walk away and via numerous bus routes including the 46A. One of the properties most attractive features is the close proximity to the coast, in particular Dun Laoghaire Harbour with its yacht clubs and piers.

Viewing is highly recommended.

SPECIAL FEATURES

- » Extending to 63sq.m/679sq.ft approx.
- » Large second floor two bedroom apartment
- » Great potential for investors and owner occupiers alike
- » Electric storage heating
- » Gated underground designated parking
- » Close to a host of amenities
- » Location in the heart of Monkstown
- » Walking distance to Monkstown and Dun Laoghaire
- » Wonderful transport links including Dart, N11 & QBC





ACCOMMODATION

ENTRANCE HALL

4.94m (16.21ft) x 3.08m (10.10ft)

Laminate wood floor, intercom, storage closet.

BEDROOM 1

6.95m (22.80ft) x 2.56m (8.40ft)

Main room, carpet, built-in wardrobe.

ENSUITE SHOWER ROOM

Shower, w.c., wash-hand basin, fully tiled, heater, extractor.

BEDROOM 2

2.92m (9.58ft) x 3.24m (10.63ft)

Double, built-in wardrobe, carpet, access to balcony, overlooking communal garden

BATHROOM

2.02m (6.63ft) x 1.77m (5.81ft)

Bath with shower, wash-hand basin, w.c., fully tiled.

LIVING/DINING ROOM

5.5m (18.04ft) x 3.46m (11.35ft)

Spacious, laminate wood floor, electric fire, recessed lighting.

KITCHEN

2.57m (8.43ft) x 2.80m (9.19ft)

Fitted kitchen with integrated hob and oven, view to front, plumbed for washing machine and dishwasher, fridge freezer, tiled floor, splashback.



COMMUNAL GARDEN

Seating area, wall lights, beautifully landscaped with mature planting and raised flower beds.

MANAGEMENT COMPANY

PFPM

Telephone: 01 888 14 14

Email: info@rpfpm.ie

Website: www.rpfpm.ie

Annual Service Charge: €2,005.11

Car park space No. 43

DIRECTIONS

Travelling from Monkstown village on Monkstown Crescent in the direction of Dun Laoghaire, De Vesce House is located on the left after the turn for Longford Terrace.

BER DETAILS

BER: C3

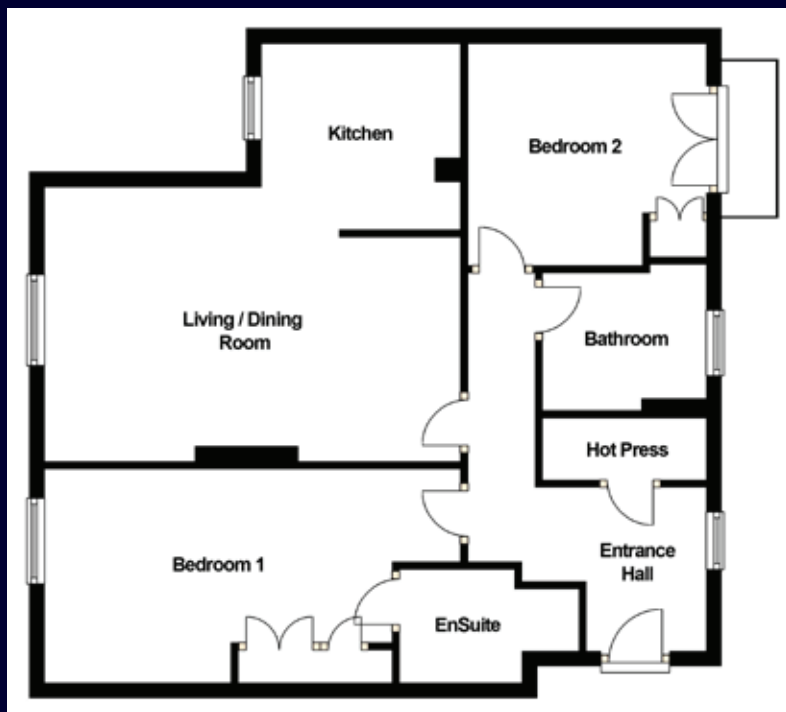
BER Number: 105550370

Energy Performance Rating: 210.64 kwh/m²/yr

VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Dalkey.

Tel: 01 275 1640 Email: dalkey@huntersestateagent.ie



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