

25 The Maples, Monkstown Valley, Monkstown, Co. Dublin, A94 H309

Asking Price €485,000



Monkstown Valley is a quiet, mature development tucked away off the Monkstown Road. No. 25 The Maples is a light filled; two-bedroom, first floor apartment situated just a short stroll from Monkstown Village with its excellent amenities and restaurants. This lovely and spacious apartment has a great layout with well proportioned bedrooms and reception room – it also is further enhanced with a sea glimpse located off the living room – This attractive setting is perfect for modern day living. This apartment offers a superb opportunity to acquire a home in an unbeatable location, within a ten minute walking distance of Seapoint beach and Monkstown and Blackrock villages are both located on your doorstep.

The accommodation comprises: a welcoming entrance hall with double doors leading through to the bright living/dining room with feature open fireplace and windows flood the room with natural light throughout. The kitchen and the dining area lies off the living area and has generous wall and floor level units and utility space. There are two spacious double bedrooms with solid wooden flooring and main bathroom to finish off the internal accommodation. There is ample parking located within the development.

The location itself needs little introduction. A wealth of amenities, both social and essential, are a short stroll away in the village of Monkstown, including a choice of fashionable shops, bars and restaurants and great ease of access to summer swims and walks by the Seapoint shore. The locality has excellent transport facilities with numerous bus routes and the Seapoint DART

station just a 10-minute stroll away. The Aircoach provides direct access to Dublin Airport from Monkstown Village.

Accommodation Details

Floor Area: 70sq.m. approx.

Hall

Solid wooden flooring, built in storage to the right of the entrance, intercom, another built in storage cupboard towards the end of the hallway. Double doors lead through to:

Living Room

Light filled room with triple aspect, three windows flood the room with natural light, sea glimpse, the balcony is located off the living/kitchen and provides a beautiful outlook to the sea and the open green space to the front. Double doors lead through to the exceptionally spacious living room featuring an open fireplace with floor tiling and mantle piece, solid wooden flooring throughout, opening through to:

Kitchen

Is fitted with an extensive array of wall and base units, oven with 4 ring hob and tiled splash back, stainless steel sink unit, plumbing for fridge/freezer, door to utility space – plumbing for washing machine and dryer. Tiled flooring.

Main Bedroom

Double bedroom with large window overlooking the beautiful communal grounds to the front. Built in wardrobes, solid wooden flooring.

Bathroom

w.c, bidet, wash hand basin, heated towel rail, tiled flooring and walls, window, bath with overhead shower attachment and tiling.

Bedroom 2

Double bedroom with window overlooking the front communal grounds. Solid wooden flooring.

Special Features

Triple aspect - light filled first floor apartment with sea glimpses

Within a short stroll of Monkstown Village, Seapoint beach and DART Station

Management Charge €2,750

Situated amongst manicured open green communal gardens and grounds

Parking

Bike storage

BER – C Rated

Floor Plan







