

FOR SALE

1 The Orchard,
Monkstown Valley,
Monkstown, Co.
Dublin

REA

BYRNE & QUIRKE



BER F

DESCRIPTION

An imposing and inviting detached home with a welcoming ambience and a well maintained interior nestled in a choice position in a quiet cul-de-sac setting to the rear of Monkstown Valley and set amid easily managed gardens with an immense sense of privacy and seclusion; a true gem!

Monkstown Valley is a highly regarded mature development situated off the Monkstown Road within a stroll of Monkstown Village with a selection of retail and service outlets, eateries, boutiques and speciality stores. Blackrock Village is easily accessible with shopping centres and choice of restaurants and bars. There is a selection of schools nearby including St. Andrews, Blackrock College, Sion Hill, Newpark and CBC Monkstown. There is a regular bus service servicing Monkstown Road and the DART is within walking distance. Sporting and recreational amenities in the area include the piers, marina yacht clubs and People's Park in Dun Laoghaire, DLR Blue Pool and sporting clubs.



FEATURES

- Bright, easily managed accommodation
c. 83 Sq. M (893 Sq. Ft)
- Fresh, neutral interior with a an inviting ambience
- Detached home nestled in quiet cul-de- sac location
- Fully fitted kitchen with range of appliances
- Living room with triple aspect and feature open fireplace
- Hardwood double glazed windows
- Fitted carpets and kitchen appliances included in the sale
- Electric storage heating
- Potential to extend- subject to necessary permissions if required
- Gardens to front, side and rear with a high degree of privacy.
- Service charge of c. €720.00 per annum which includes maintenance of front garden
- Superb location off Monkstown Road, close to Monkstown Village, DART, Blackrock and Dun Laoghaire



ACCOMMODATION

Entrance Hallway: 2.44m x 1.56m overall, with timber flooring, alarm panel, coat hanging space and door to

Living Room: 5.38m x 3.51m, with triple aspect and French door to patio area and garden, feature raised Le Droff style open fireplace with slate hearth and tiled mantle, timber flooring, tv point

Kitchen/Dining Room: 5.38m x 3.7m overall, with range of built-in units, one and a half bowl stainless steel sink unit, Belling oven with four ring hob, Whirlpool extractor fan, Zanussi dryer, pair of windows overlooking rear garden, ceramic tiled floor in kitchen area, timber flooring in dining area, understairs storage press, door to

Inner Lobby: 1.1m x 1m, with ceramic tiled floor and glass panelled door to rear garden and door to

Guest WC: 2.05m x .8m, with wc, wash hand basin with tiled splashback, ceramic tiled floor



UPSTAIRS THERE ARE THREE BEDROOMS:

Master Bedroom: 3m x 2.9m, with a range of built-in wardrobes, picture window overlooking front and open outlook over Stradbroke rugby grounds and Dublin mountains, carpet and door to

En- Suite Shower Room: with fully tiled step in shower, Mira electric shower, vanity wash hand basin, wc, strip lighting, Dimplex electric wall mounted heater, tiled walls and floor

Bedroom 2: 3.34m x 2.74m, with range of built-in wardrobes, window overlooking rear garden, carpet

Bedroom 3: 2.38m x 2m, with built-in wardrobe, window overlooking front, carpet

Bedroom: with bath with Mira shower over, wc, wash hand basin, Dimplex wall mounted electric heater, ceramic tiled walls and floor, attic access

Hotpress to landing with Dual Immersion Heater



OUTSIDE:

To the front, lawned area with granite rockery flowerbeds, mature trees and shrubbery. Cobblelocked off street parking space. Path to rear garden which is laid out in a raised patio and enjoys an immense sense of privacy with feature brick wall. Dual side access. Storage Shed. Timber Barna shed. Outside tap. Low maintenance rear garden and front garden is manicured and maintained by the Management Company.

BER Details:

BER F

BER No 101744860.

Energy Performance Indicator 416.27 kWh/m2/yr.

Viewing: By appointment



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