



37 Richmond Park, Monkstown, Co. Dublin A94PH42

Beirne  
& Wise



## For Sale By Private Treaty

No. 37 Richmond Park is an attractive, mid-terrace, two bedroom residence tucked away in this much sought after development just off Richmond Hill in Monkstown. The accommodation comprises of a hall, kitchen, living/ dining downstairs. Upstairs there are two double bedrooms and a bathroom. One of the many advantages of this property is the surprisingly large L-shaped rear garden with both a west and southerly aspect offering endless possibilities (18m x 11m max.). There is tremendous potential to substantially extend (subject to P. P.), and still maintain a wonderful rear garden. The accommodation extends to 66 sq.m. (710 sq.ft.) approximately, while it would benefit from some modernisation, it is bright and airy and nicely positioned in this quiet cul de sac. This property will appeal both to those looking for a smaller more manageable home, or indeed first time buyers who appreciate that this could be a substantially larger family home in a great location.

The highly desirable location is much sought after; adjacent to a wide array of amenities in Monkstown, Blackrock and Dun Laoghaire. The area offers a choice of shopping and recreational facilities, including restaurants, boutiques, cafes and bars, whilst the seafront offers marine leisure facilities, year-round swimming and coastal walks. It is also close to a wide selection of well-established schools including Monkstown Educate Together, Scoil Lorcáin, CBC Monkstown, and Rathdown to mention a few. Public transport links are well catered for with the 46a, 4, 75 and 63 buses all nearby, and it is a short walk to Salthill & Monkstown DART stations.

## Special Features

- Excellent location in quiet residential enclave
- Secluded L -shaped garden with both a west and southerly aspect (18m x 11m max.)
- Walking distance of Monkstown Village
- GFCH
- Floor area 66 sq. m. (710 sq. ft.) approx.
- Tremendous scope to extend (subject to PP)
- Close to public transport and amenities

## Accommodation

### HALL

An attractive panelled front door with side window leads to the hallway with laminate flooring and access to;

### KITCHEN

3.00m x 2.31m

A working kitchen overlooking the rear garden, it is fitted with floor and wall mounted units incorporating a cooker, it houses the gas boiler, and is also plumbed for a washing machine and dishwasher. The laminate flooring continues though from the hall

### LIVING/DINING ROOM

6.55m x 3.89m max. dim.

This is a lovely, spacious, sunny room with dual aspect, and a fantastic view of the rear garden. It features coved ceiling, recessed down lighters, and a fireplace fitted with a coal effect gas fire that provides a focal point for this comfortable room. There is access to invaluable under stairs storage, and French doors open out to a patio area, and the wonderful rear garden which enjoys a south/westerly aspect



## FIRST FLOOR

LANDING - Bright and airy with access to the hot press and attic space

## BEDROOM ONE

3.89m x 3.57m

This is a generous double room with a lovely view to front aspect, with laminate flooring, recessed down lighters, and large mirrored slide robes with built- in desk/dressing table

## BEDROOM TWO

3.89m x 3.57m

A second double bedroom, also enjoying the view to the front aspect, with laminate flooring and built- in wardrobes

## BATHROOM

With wall tiling, the bathroom suite comprises of a bath with shower, pedestal w.h.b. and a w.c.

## GARDENS

The approach to No. 37 is most pleasing with an open green on the right hand side with some spectacular mature trees to appreciate, leading to the small cul de sac. There is off street cobble lock parking, and the open plan front garden is in lawn with a pedestrian pathway to the front door. The rear garden is the real surprise, L- shaped with the exterior of the house enjoying a westerly aspect. The attractive granite boundary wall is flanked by a row of conifers on the adjoining property ensuring great privacy for No 37. There is great potential to expand the existing foot print of the house (subject to P.P.) without impeding on this spacious family friendly garden. It is in lawn with a small patio area and the garden shed is positioned on the south facing wall of the property. This garden could be a gardener's delight and /or a children's paradise

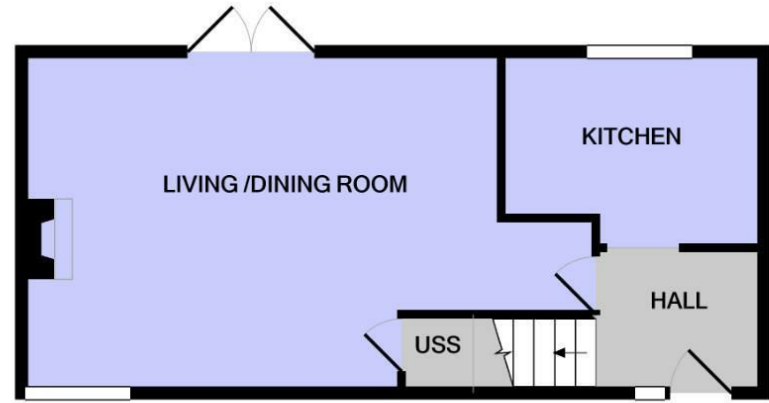
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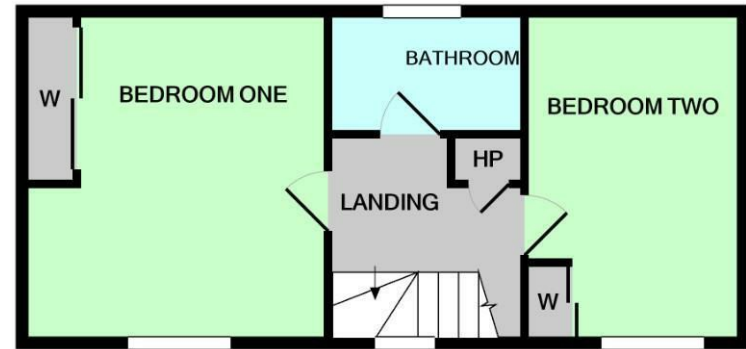
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Output: 214.04 kWh/m2/yr





GROUND FLOOR



1ST FLOOR

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