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Ordnance Survey Ireland Licence No. AU 0066513
 PSRA No. 002964 (licence)
 Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



11 Mounstown Villas, Mounstown Road Lower, Dun Laoghaire, Co. Dublin

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For Sale by Private Treaty

11 Mounttown Villas, Mounttown Road Lower, Dun Laoghaire, Co. Dublin

Allen & Jacobs are delighted to present an opportunity to purchase a lovely own door ground floor apartment providing well laid out and proportioned accommodation of c.60sqm/646sqft.

The property is presented in excellent condition and benefits from extensive use of solid timber floors throughout, a newly refitted shower room suite with power shower, designated secure designated underground parking and a large timber decked patio garden.

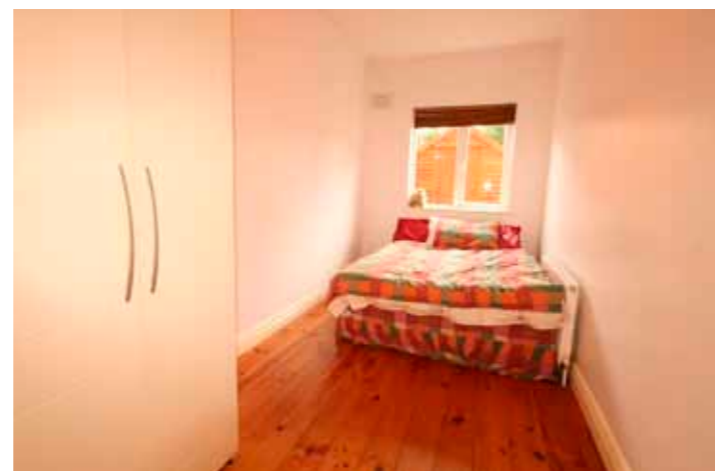
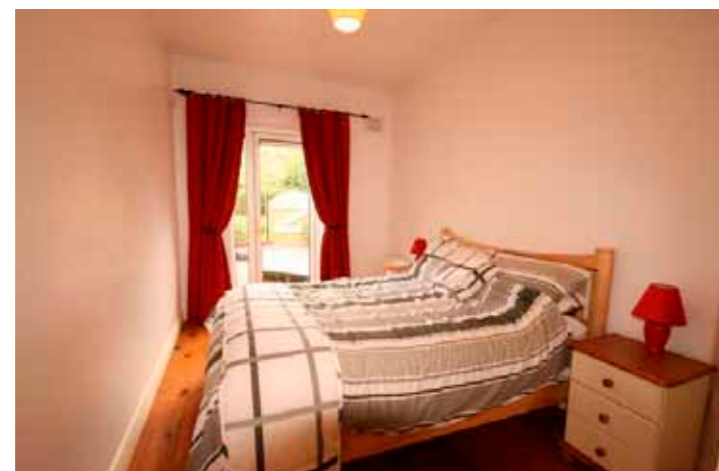
Situated on Mounttown Rd Lower, within easy reach of reach of the villages of Dun Laoghaire and Monkstown with its array of amenities including; shopping centres, boutique & specialist shops, the IMC Cinema, restaurants, parks and public transport (including DART station). There are also excellent sporting facilities within the area, Monkstown Tennis Club being within walking distance as are the marine facilities in Dun Laoghaire including the harbour, marina and yacht clubs.

Accommodation briefly comprises Entrance Lobby, Living/Dining room, Kitchen, 2 Double Bedrooms and Shower room.

“Viewing Highly Recommended”

At A Glance

- Presented in Excellent Condition Throughout
- GFCH
- Well Proportioned Light Filled Accommodation c.60sqm/646sqft
- Newly Fitted Shower room Suite
- Power Shower
- Extensive use of Solid Timber Floors Throughout
- Own Door Entrance
- Large Timber Decked Patio Garden
- Storage Shed to Rear
- uPVC Double Glazed Windows
- Under Stairs Storage Unit
- Secure Designated Underground Parking no. 11
- Landscaped Communal Gardens
- TV & Phone Connection



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI

Notes:



Accommodation

Entrance Hall Fully tiled floor, gas burner

Living Room/Dining Room 5.21 x 4.57

Attractive solid timber floors, alarm panel, TV point, ceiling cornicing and centre piece

Kitchen 2.95 x 2 Fully fitted eye & floor level press units, stainless steel sink unit with drainer, fully tiled floors, plumbed for washing machine and dishwasher, electric oven, hob & extractor fan, tiled splash back

Inner Hall Shelved hot press with dual immersion

Shower room Feature double shower unit with Triton chrome rain water head and handheld spray, pedestal whb, wc, fully tiled walls & floors, extractor fan, shaving light, fitted mirror

Bedroom 1 4.34 x 2.48 Fitted wardrobes, attractive solid timber floors, door to terrace, TV point

Bedroom 2 4.36 x 1.97 Fitted wardrobes, attractive solid timber floors

Management Company

BPM Property are the managing agents and the current yearly service charge is €1,117.

