

For Sale

Asking Price: €475,000

Sherry
FitzGerald



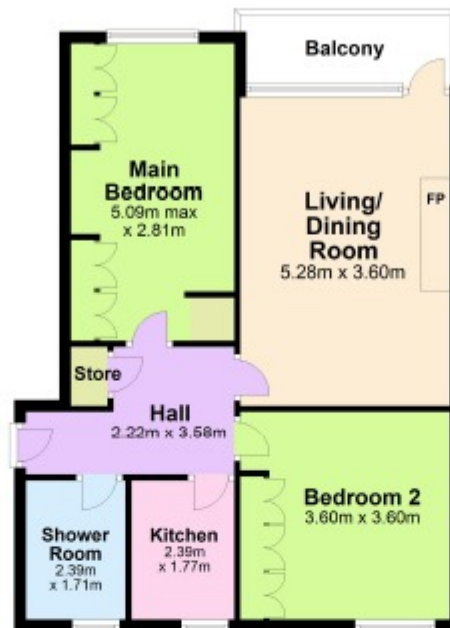
30 Carrig House, Carrickbrennan Road,
Monkstown, Co. Dublin, A94 KY87

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BER C2



Floor Plan



A magnificent, beautifully presented second floor apartment ideally situated in this beautiful setting on Carrickbrennan Road in the heart of Monkstown Village. The property further benefits from being within a short stroll of the seafront and DART station.

This bright apartment offers a beautiful private setting with a westerly facing balcony overlooking St. Patricks Church. Internally the accommodation comprises; a welcoming reception hall with shelved hot-press, a kitchen, an open plan living/dining room with floor to ceiling windows and door opening onto a covered sunny westerly balcony. Two double bedrooms avail of excellent fitted wardrobes, with the main bedroom benefiting from a work from home space.

The well-maintained communal grounds offer private designated parking, bike storage and a communal garden spacious private garden area perfect for relaxing in the evening sun. Direct lift access serves all floors.

Carrig House is positioned on a quiet mature road yet is conveniently situated within a three-minute walk of Monkstown Village with its highly regarded cafes, restaurants & shops as well as the seafront offering beautiful coastal walks as well as swimming at Seapoint. Both Blackrock Village and Dun Laoghaire offer further amenities and are also within very easy reach.

There are several highly regarded schools close by including CBC Monkstown, Blackrock College, Newpark, Scoil Lorcáin and Carysfort National school to name but a few. Nearby transport links include the DART at Salthill and Monkstown as well as several Dublin bus routes which provide easy access to the city centre and beyond.

SPECIAL FEATURES

- Within a stone's throw of Monkstown Village, the seafront and DART
- Designated parking
- Laminate flooring throughout
- Modern Electric heating
- Direct lift access to all floors
- Covered balcony with sunny westerly aspect
- Private communal gardens
- Bike storage
- Floor area 64.6sq.m. approx.
- Service Charge €2,900 per annum

ACCOMMODATION

Floor Area: 64.6sq.m. / 695sq.ft. approx.

Entrance Hall With video intercom, enclosed fuse box, door to shelved hot press with dual immersion

Living/Dining Room With open fire and tiled hearth, floor to ceiling windows and door opening onto:

Balcony Covered with tiled floor and Westerly aspect overlooking communal grounds and St. Patrick's Church

Kitchen With shaker style wall & base units, tiled splash backs, single bowl sink, four ring Zanussi electric hob with extractor over, integrated Indesit oven, integrated Indesit washing machine, integrated Indesit fridge freezer, tiled floor, window to side, glazed panel door to hall

Bedroom 1 With window overlooking the front, excellent range of fitted wardrobes, fitted work from home space

Bedroom 2 With window overlooking the side and excellent range of fitted wardrobes

Bathroom 2 With fully tiled walls and floors, oversized shower cubicle with Mira Vigour electric shower, WHB set into vanity unit with storage below, WC, fitted mirror with integrated recessed lighting, heated towel rail, recessed lighting, extractor fan & window to side

GARDEN

The well-maintained communal grounds offer private designated parking, bike storage and a communal garden spacious private garden area perfect for relaxing in the evening sun. Direct lift access serves all floors.

BER

BER C2, BER No. 102332400

Energy Performance Indicator: 199.26 kWh/m²/yr



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Colm Quaid Assoc. SCSl
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 459 5591
E: colm.quaid@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

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