



BER F



GROUND FLOOR



1ST FLOOR

Floor Plans (not to scale) for identification purposes only  
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## 77 Saint Patricks Crescent, Monkstown, Dublin

80 sq.m

**DNG Rock Road**

Blackrock, Co. Dublin

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**Negotiator:**

Dan Steen

PSL 002049



**DNG**  
DOUGLAS NEWMAN GOOD

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DOUGLAS NEWMAN GOOD  
**DNG**

# 77 Saint Patricks Crescent, Monkstown, Dublin

DNG Rock Road are delighted to present number 77 St Patricks Crescent to the market. This attractive mid-terrace family home is positioned on a quiet street running parallel to Oliver Plunkett Road in Monkstown Farm. The property has just undergone a significant stylish renovation including total redecoration, new double glazed windows throughout, new first floor bathroom and a host of other upgrades. Solidly built and offering great living space the property is sure to appeal to buyers looking for a family home. Presented in turn-key condition the attractive accommodation includes entrance hall, living room, family bathroom, kitchen/diner, shower room and two double bedrooms upstairs with a third single bedroom downstairs which could easily be used as a home office or playroom if a third bedroom is not required.

Outside, to the front is an off-street parking space and to the rear a beautifully sunny south facing garden with attractive new decking, lawn, patio area, vegetable garden and solid block-built tool shed. The property is heated by gas fired central heating and boasts brand new double glazed windows as well as Virgin Media broadband and TV connections.

The location is ideal, quieter than the slightly busy Oliver Plunkett Road but close to the same wealth of amenities including local shops, schools and playing fields. Monkstown Village and Dun Laoghaire town centre are close by with a range of cafes, restaurants, bars and entertainment venues.

## Accommodation

Entrance Hall 1.0m x 2.0m

Bright entrance hall with carpet flooring and alarm panel.

Bedroom/Playroom 3.0m x 2.5m

Ground floor front facing bedroom with new carpet flooring

Living Room 4.53m x 3.24m

Bright living room with original stained floorboards, open fireplace and Virgin Media point.

Internal Hall 2.2m x 0.95m

Internal hallway from living room to kitchen with family bathroom off. Tiled flooring and under-stair storage/hot press.

Family Bathroom 2.45m x 1.5m

Part tiled bathroom featuring bath with Triton T90i shower, w/c and wash basin.

Kitchen/Dining Room 4.3m x 3.4m

Spacious bright kitchen/dining room with wood flooring, fitted cabinets with subway-tiled splash-back, gas hob and eye-level electric oven.

Landing 2.0m x 1.0m

Newly carpeted landing with attic access.

Bedroom 2 2.6m x 3.45m

Generous double bedroom with new carpet flooring and built-in wardrobe.

Shower Room 1.5m x 3.0m

Brand new tiled bathroom with oversize shower, w/c and wash basin.

Master Bedroom 4.7m x 3.2m

Large dual aspect double bedroom with new carpet flooring and built-in wardrobes.

BER: F

BER No. 111216677

Energy Performance Indicator: 438.9 kWh/m<sup>2</sup>/yr

## Features

- Mid-Terrace Three Bedroom Family Home
- Comes To The Market Following Extensive Renovation
- Presented In Turn-Key Condition
- Attractive Bright South Facing Rear Garden
- Extended Internal Accommodation
- Brand New Double Glazed Windows
- Front Drive With Parking For One Car
- Wide Choice Of Schools And Amenities Close By
- Excellent Public Transport Links
- Gas Fired Central Heating



## Viewing By Appointment

