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For Sale by Private Treaty



22 Ashton Park, Monkstown, Co Dublin

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For Sale by Private Treaty

22 Ashton Park, Monkstown, Co Dublin

Description

Allen & Jacobs is delighted to present this well laid out double fronted family home providing spacious accommodation c. 177sqm/1,905sqft. Nestling at the bottom of a quiet cul-de-sac, the position is ideal for those seeking a tranquil setting with generous secluded well planted gardens to the front, rear and side.

The property is presented in excellent condition and has been extended to the side and the attic converted giving an additional c.23sqm/248sqft of space. Other notable features include ample off street parking, vehicular and pedestrian side entrance, extensive timber deck and obvious potential to further extend to the side or rear (subject to planning permission)

Location

The location is ideal, only a short stroll from Monkstown village with its array of fine boutique shops, restaurants cafes and seaside walks. There is also a good selection of schools nearby and good transport links to include a variety of bus routes, Aircoach and DART station (approx. 15 minutes' walk). The adjoining town of Dun Laoghaire is within easy access where excellent facilities including state of the art library, harbour, marina and yacht clubs can all be enjoyed.

Accommodation briefly comprises; entrance hall, living room, family room, kitchen, dining area, study/bedroom 5, utility, separate toilet and storage room. Upstairs are 4 bedrooms (master en suite & with separate dressing room/nursery/study room) and main bathroom and converted attic room. Viewing strongly recommended.

At A Glance

- Lovely double fronted family home
- Light filled accommodation c. 177sqm/1,905sqft
- Converted attic c. 23sqm/248sqft
- Generous secluded gardens to the front, side and rear
- Potential to further extend/addition of garage (subject to PP)
- Extensive timber deck to rear
- Ample off street parking
- Double glazed windows
- GFCH (new boiler)
- Vehicular & pedestrian side access
- Short stroll to Monkstown village
- Close by to all amenities
- Excellent transport links (DART/Aircoach & bus routes)
- Easy access to city centre
- Phone & Internet connection available
- BER : D2



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Entrance Hall 4.64 x 2.42 Phone point, dado rail

Living Room 4.49 x 3.65 Timber fireplace with marble insert and hearth, fitted coal effect gas fire, TV point, ceiling cornicing, recessed lighting, double sliding doors through to ...

Family room 3.83 x 3.5 Door to timber deck and garden, ceiling cornicing, recessed lighting

Study/Bedroom 5 4.76 x 2.5 Fitted storage units, recessed lighting, phone point

Kitchen 3.5 x 2.64 Fully fitted eye & floor level press units, 1.5 stainless steel sink unit, dishwasher, fully tiled floor, tiled splashback, fitted breakfast counter, dishwasher, cooker, half fridge

Dining area 4.36 x 2.54 Attractive oak timber floors, recessed lighting, door to timber deck & garden, under stairs storage

Utility 2.82 x 1.85 Fitted counter, stainless steel sink unit with drainer, plumbed for washing machine

Separate toilet Wc, whb

Storage room 3.05 x 1.85 Gas burner, door to front garden, phone point

Upstairs

Landing Shelved hot press with dual immersion, stairs to attic



Bedroom 1 (side, master) 4.96 x 4.58 Fitted surround wardrobes, wall to wall fitted wardrobes, ceiling cornicing, recessed lighting

En suite Fitted shower cubicle with 'Mira Elite 2' electric shower; whb, wc, double doors through to:

Dressing room/Nursery/study area 3.14 x 2.47 Timber floors, ceiling cornicing, recessed lighting, phone point

Bathroom Fitted bath with 'Triton T902' electric shower unit, pedestal whb, wc, fully tiled floor, part tiled walls, recessed lighting, 'Dimplex' electric blow heater

Bedroom 2 (rear) 3.83 x 3.47

Bedroom 3 (front) 4.75 x 3.36 Fitted wardrobe, fitted desk station and overhead storage, TV & phone point

Bedroom 4 (front) 2.67 x 2.72 Phone point

Attic room 5.8 x 3.88 Timber panelled ceiling, 4 x velux roof lights, eaves storage, further attic storage over extension

Outside

To the front is a walled garden with ample parking and vehicular and pedestrian access to the side/rear gardens. Landscaped gardens the side and rear, mainly laid out in lawn and with a variety shrubs and mature trees surrounding. There is also a gravelled access driveway to the side, 3 x storage sheds, bike shed and an extensive timber deck running the full width to the rear of the property.

