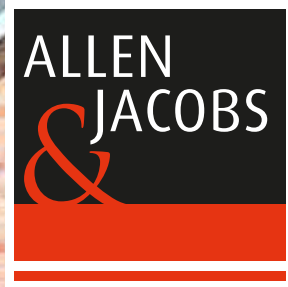


If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066518
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



5 Abbey View Lodge, Monkstown, Co. Dublin.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

5 Abbey View Lodge, Monkstown, Co. Dublin.

Allen & Jacobs are delighted to bring to the market this charming double fronted townhouse providing well-proportioned light filled accommodation of c.85sqm/915sqft. Nestled in a small development of only six townhouses, the property is presented in good condition with an upgraded contemporary kitchen and bathroom. There is a secluded c.10.5 garden to the rear giving potential to further extend (subject to planning permission).

Situated close to the Dun Laoghaire Institute of Art, Design & Technology, in a quiet residential enclave, close to Monkstown, Dun Laoghaire, Blackrock & Deansgrange and surrounded by all amenities including schools, colleges, parks, shops and public transport. The property is also within easy reach of the city centre and the M50 allowing easy access to all national routes.

Accommodation briefly comprises: entrance hall, living room, kitchen, dining room, 3 bedrooms and bathroom.

At A Glance

- Charming double fronted townhouse
- Light filled accommodation c. c.85sqm/915sqft
- Upgraded contemporary kitchen and bathroom
- Potential to extend to rear (subject to necessary planning permission)
- Secluded garden c.10.5m
- Off street parking to front
- Alarm
- Timber double glazed windows
- Phone & internet connection available
- Within easy reach of Monkstown, Dun Laoghaire, Blackrock & Deansgrange
- Close to All Amenities

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
(Southside Office), 107 Fosters Avenue,
Mount Merrion, Co. Dublin
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:



Accommodation

Ground floor:

Entrance Hall: Attractive timber floors, alarm panel, ceiling corning, under stairs storage

Living room 5.1 x 3.4 Attractive timber floor; open fireplace with granite hearth, ceiling corning, recessed lighting

Kitchen: 4.85 x 2.15 Fitted eye & floor level presses, attractive granite counter top/splashback, stainless steel under bowl unit, tiled floor; recessed lighting, double doors to garden

Dining room: 3 x 2.85 Stained timber floors, recessed lighting, ceiling corning

Landing: Access to attic, shelved hot press, ceiling corning

Bedroom 1 (rear): 3.17 x 2.25 Timber laminate floor; ceiling corning

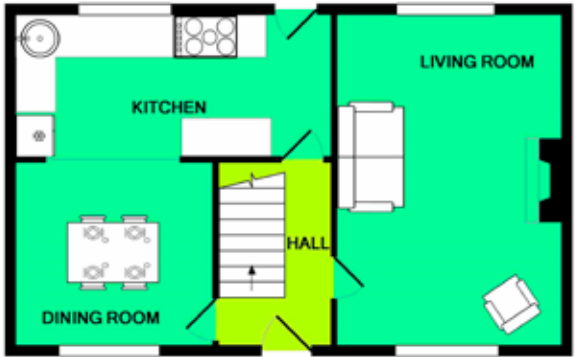
Bedroom 2 (front): 4.21 x 2.75 Built in wardrobes, laminate floor; ceiling corning

Bedroom 3 (front): 3.55 x 2.82 Laminate floor; ceiling corning

Bathroom Fitted tiled shower cubicle with pumped shower; floating whb & wc, fully tiled walls & floor; fitted mirror with lighting

Outside:

To the front are communal grounds and parking. To the rear is a secluded garden c.10.5m with timber deck, patio area and lawn.



GROUND FLOOR



1ST FLOOR

