

For Sale

Asking Price: €895,000

Sherry
FitzGerald



45 Richmond Avenue, Monkstown,
Co. Dublin, A94 AC83

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BER C2





An attractive semi-detached family home, ideally situated within a short stroll of Monkstown Village, the seafront and Dart station. The property further benefits from external insulation and an enviable sunny south-west facing rear garden.

45 Richmond Avenue is approached by a pillared entrance opening onto a wide cobble driveway providing excellent off-street parking for 4/5 cars with the remainder laid out in lawn bordered by mature hedging and planting. Gated side access from here leads to the sunny south-west facing rear garden. Internally the very well-maintained accommodation extending to c. 135sq.m. (1,453 sq. ft) comprises a porched entrance opening into a wide reception hall, to the left is a living room overlooking the front, a dining room to the rear overlooks, and opens into the south-west facing rear garden. To the opposite side of the reception hall through a glazed panel door is a kitchen/breakfast room running from front to rear, the kitchen overlooks the rear, and the breakfast room has a floor to ceiling window overlooking the front. A door from here opens to the side. A shower room completes the accommodation at this level. At first floor level off a wide landing there are three spacious bedrooms all with excellent wardrobe provisions, with a family bathroom completing the internal accommodation.

The garden to the rear is a particular feature of this house with its enviable south-westerly aspect. The garden measures approx. 20m (66ft) in length and is laid out in patio with awning offering shade from the afternoon sun with the remainder laid out in lawn with walled boundary and purpose-built concrete shed to the rear with widow and power supply. The garden also has an external electrical socket and tap.

Residents of Richmond Avenue enjoy a mature setting, ideally positioned with all the amenities that Monkstown has to offer all within close proximity. There is a wide range of local and boutique shops, bars, cafes, restaurants and leisure facilities along the seafront and at Monkstown leisure centre. There are several highly regarded schools close by including CBC Monkstown, Blackrock College, Loreto Foxrock, Newpark, Scoil Lorcain and Carysfort National school to name but a few. Nearby transport links include the DART at Salthill & Monkstown as well as several Dublin bus routes which provide easy access to the city centre and beyond.

SPECIAL FEATURES

- Externally insulated with energy efficient C2 energy rating
- Ideally situated within an easy walk of Monkstown Village, the seafront and Dart.
- Sunny south-west facing rear garden of 20m (66ft) in length
- Floor area of approximately 135sq.m. (1,453 sq. ft)
- Excellent public transport including DART and bus
- Surrounded by a host of highly regarded primary and secondary schools
- Oil fired central heating
- Carpets and kitchen appliances included in the sale

ACCOMMODATION

Floor Area: 135sq.m. / 1,453sq.ft. approx.

Porched entrance With sliding patio door & tiled floor. A glazed panel door from here opens into:

Reception Hall A lovely wide reception hall with recessed lighting and door to under stairs storage. Oak doors, skirting & architraves

Living Room With picture window overlooking the front and electric fire

Dining Room With sliding patio door to rear garden, electric fire, radiator cover

Inner Hall With recessed lighting, Phonewatch alarm, access to rear garden, and door to:

Shower Room With tiled floor, wc, wash hand basin with storage below, fitted mirror, shower with Triton T90si electric shower, recessed lighting, extractor fan, Dimplex heater and window to rear

Kitchen/Breakfast Room Kitchen with dual aspect windows and door to side, range of wall and base units, tiled splash backs, Zanussi oven with extractor over, Zanussi washing machine, Siemens dishwasher, integrated bin drawer, single bowl sink. Breakfast room with feature timber beams with integrated recessed lighting, large floor to ceiling picture window overlooking the front

Landing With window to side, hatch to attic, shelved hot press with dual immersion over stairs storage press

Bedroom 1 With an excellent range of fitted wardrobes, large window with beautiful outlook over the front

Bedroom 2 With an excellent range of fitted wardrobes with dressing area, sink with tiled splash back with fitted mirror and light with vanity storage below. Large window overlooking the rear garden

Bedroom 3 With fitted wardrobes and window overlooking the front

Bathroom With fully tiled walls and floors, dual windows to rear, WC, bidet, sink set into vanity unit with storage, shower with Triton T90Z shower, recessed lighting, heated towel rail and fitted mirror

GARDEN

The property is approached to the front by a walled and fenced front garden with a pillared entrance opening onto a wide cobble driveway providing excellent off-street parking for 4 to 5 cars. The remainder of the front garden is laid out in lawn and is bordered by mature planting. Gated side access from here leads to the sunny south-west facing rear garden. The garden measures approx. 20m (66ft) in length and is laid out in patio with awning above and a level lawn with a purpose-built concrete shed that is wired to the rear.

BER

BER C2, BER No. 103186474

Energy Performance Indicator: 189.75 kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.