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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



36 Abbey View, Monkstown, Co. Dublin.

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For Sale by Private Treaty

36 Abbey View, Monkstown, Co. Dublin.



Allen & Jacobs are delighted to bring to the market this spacious 3 storey terraced residence tucked away in a quiet residential cul de sac. Light filled & spacious accommodation of c.165sqm/1,756sqft makes the property extremely versatile and gives options for use as a lovely home, home & income or as an excellent high yielding investment.

Requiring complete modernisation, the property currently has a separate unit on each floor (2 x 2 beds & 1 x 1 bed) but would also be suitable to convert back into a spacious home. There is off street parking to the front and a c.11m Southerly facing garden and patio to the rear, which is extremely secluded.

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; one bedroom unit with living/dining room, kitchen area, bedroom, shower, wc and boiler house. On the first floor, there is a two bedroom unit with living room, kitchen area and bathroom and two bedrooms. On the second floor there is another 2 bedroomed unit with living room, kitchen, bathroom and two bedrooms.

At A Glance

- 3 storey terraced residence
- Spacious light filled accommodation c.165sqm/1,756sqft
- Versatile accommodation for home, home & income or investment
- Potential to extend to rear (subject to necessary planning permission)
- Secluded Southerly orientated garden c.11m
- Off street parking to front
- uPVC double glazed windows
- Views over Dublin bay from top floor
- OFCH
- Phone & internet connection available
- Within easy reach of Monkstown, Dun Laoghaire, Blackrock & Deansgrange
- Close to All Amenities



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCI MRICS

Accommodation

Ground floor:

Entrance Hall: Storage press

Living room 3.51 x 3.48

Kitchen area: 3.48 x 2 Fitted presses, stainless steel sink unit

Bedroom 1: 3.54 x 3.15 Fitted wardrobe, built in storage press

Inner Hall: Shower cubicle, separate toilet, door to garden

First floor:

Living/Dining room: 5.85 x 3.64 Kitchen area, hot press

Bathroom: Fitted bath with shower attachment, whb, wc

Bedroom 2: 3.7 x 3.64

Bedroom 3: 3.63 x 2.12

Second Floor:

Bedroom 4: 3.64 x 3.02

Bedroom 5: 2.75 x 2.68

Livingroom: 3.72 x 3.67 Built in storage unit

Bathroom Fitted bath, whb, wc, roof light

Outside:

To the front is a drive with off street parking. To the rear is a secluded southerly orientated garden c.11m and a boiler house

