

# For Sale

Asking Price: €360,000

Sherry  
FitzGerald



33 The Willows, Monkstown Valley,  
Monkstown, Co. Dublin, A94 DK38

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BER D2



### Floor Plan



No. 33 The Willows is a bright spacious one-bedroom apartment ideally located in walking distance to Monkstown village.

This walk in condition home has been upgraded with a modern kitchen and bathroom, with dual aspect windows flooding the apartment with warmth and light. The apartment also comes with a unique storage room located in a secured area below the building with access from the carpark.

Monkstown Valley is a quiet, mature development tucked away off the Monkstown Road only a short stroll from Monkstown village with its excellent array of amenities. The apartment is also a short stroll from the popular sea swimming spot of Seapoint with it's beautiful views of Dublin Bay and the all important Dart station with direct links to the city.

This lovely apartment has a great layout - perfect for modern day living. It offers a superb opportunity to acquire a home in an unbeatable location. This home is sure to be of interest to first time buyers, those trading down from a larger home or those looking for an investment opportunity.

Viewing is highly recommended.

#### SPECIAL FEATURES

- Bright one bedroom apartment on top floor.
- Walking distance to Monkstown Village.
- Coastal location.
- Walk in condition.
- Electric heating.
- Direct links to the city with the Dart station close by.
- Great transport links, buses directly to city centre.
- Service Charge €1,374.92



## ACCOMMODATION

Floor Area: 43sq.m. / 463sq.ft. approx.

**Entrance Hall** Bright open entrance with wood flooring, wall mounted intercom, door to cloakroom. Cloakroom with space for hooks and shelving.

**Living Room** Large living room with wood flooring, large window to the front of the development, electric heater, ample space for built in shelving and TV. Dining area, with feature bay style window to the side of the development and beside kitchen.

**Kitchen** Bright kitchen with window for light and ventilation, floor tiling, floor and wall hung units, tiled backsplash, integrated over and electric hob. Stainless steel sink and drying board, integrated fridge and freezer.

**Bedroom** Spacious double bedroom with wood flooring, fitted wardrobes, large window to the front of the development.

**Shower Room** Large shower room with floor and wall tiling, wash hand basin with built in shelving unit. Wall mounted mirrored vanity unit, heated towel rail, walk in electric shower with recessed shelf.



## GARDEN

The apartment is set amongst attractive landscaped gardens including lawned areas, mature shrubbery and trees. Within the development is bike storage and communal resident parking. A short stroll away is Monkstown village and a variety of coastal walks.



## BER

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