



Floor Plans (not to scale) for identification purposes only
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Tara, Brighton Lane, Monkstown, County Dublin

115 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Tara, Brighton Lane, Monkstown, County Dublin

DNG Rock Road are delighted to bring this wonderful property to the market. "Tara" is a large detached house steeped in history built at the turn of the 20th century and set on an incredibly private and sunny site in the small enclave that is Brighton Lane, a private laneway positioned just off Monkstown's Brighton Avenue. Hidden away behind an attractive cut-stone building, Tara is accessed through a private door that opens to a small courtyard. The property benefits from a private one-car garage which is accessed off Brighton Lane as well as a designated space on the lane and has pedestrian access to the courtyard. The courtyard itself houses a small toolshed and a pathway leads down a small number of steps to the beautifully maintained private south facing garden positioned at the front of the house.

Inside the house one finds a welcoming entrance hall which provides access to the entire house. To the right is the attractive dual aspect living room which features carpet over parquet floors, period wood paneling and attractive cast-iron fireplace. To the left one finds a generous dining room in similar style to the living room, with carpet over parquet floors, period wood paneling and access to the spacious kitchen. The kitchen features built-in cabinets, tiled flooring and an access door leading to the side of the property.

To the rear of the property there are three bedrooms, all doubles and with one featuring a convenient walk-in wardrobe. The properties one bathroom is also located at the rear and features bath with shower, wash basin and w/c. The entire property boasts vaulted ceilings and excellent proportions throughout.

With all accommodations on one level, the property will certainly appeal to those seeking a spacious property with easy access and whilst there are a small number of steps leading from the entrance door to the house these could easily be converted to a ramp if needed. The property is presented in good original condition but would benefit from upgrading and would allow new owners to place their own stamp on the home.

Situated only 5 minutes' walk from beautiful Monkstown Village the property is incredibly well serviced by the wealth of shops, boutiques, eateries and cafes located there. The nearby coastal walks and beautiful sea views make Monkstown one of the most sought after locations in Dublin and the excellent transport links including Salthill & Monkstown DART stations, Dublin bus and Aircoach stops are all minutes away which makes travelling to the city centre a breeze.

Accommodation

Entrance Hall 1.2m x 4.9m

Welcoming entrance hall with carpet-over-parquet flooring.

Living Room 4.7m x 3.8m

Spacious dual-aspect living room with carpet-over-parquet flooring, wood panelling and cast iron fireplace.

Dining Room 4.7m x 3.8m

Large dining room with carpet-over-parquet flooring, wood panelling and access to kitchen.

Kitchen 5.6m x 2.1m

Generous fitted kitchen with tiled flooring, integrated electric oven and hob, washing machine and fridge freezer.

Master Bedroom

Spacious master bedroom with carpet-over-parquet flooring and sunny outlook to garden.

Bedroom 2 3.0m x 2.9m

Double bedroom with carpet-over-parquet flooring.

Bedroom 3 2.9m x 3.7m

Double bedroom with carpet-over-parquet flooring and spacious walk-in wardrobe/dressing room.

Walk-In Wardrobe/Dressing Room 2.25m x 1.7m

Generous storage room ideal as a walk-in wardrobe or dressing room.

Bathroom 2.6m x 2.0m

Generous bathroom featuring bath with Triton T90 power shower, wash basin and w/c.

BER:G

BER No.111960993

Energy Performance Indicator: 745.59 kWh/m²/yr



Features

- Incredibly Private Three Bedroom Detached Home
- Hidden Away In Excellent Position Off Brighton Avenue
- Beautifully Maintained South Facing Garden
- Private Off-Street Parking In Secure Garage Along With Designated Space To Front
- Spacious Accommodation With Vaulted Ceilings And Generous Proportions
- Host Of Period Features Including Wall Panelling And Stained Glass
- All Accommodation On One Level
- Gas Fired Central Heating
- Two Minute Walk To Sea-Front, Five Minutes To Monkstown Village

Viewing By Appointment

