

For Sale

Asking Price: €575,000

Sherry
FitzGerald



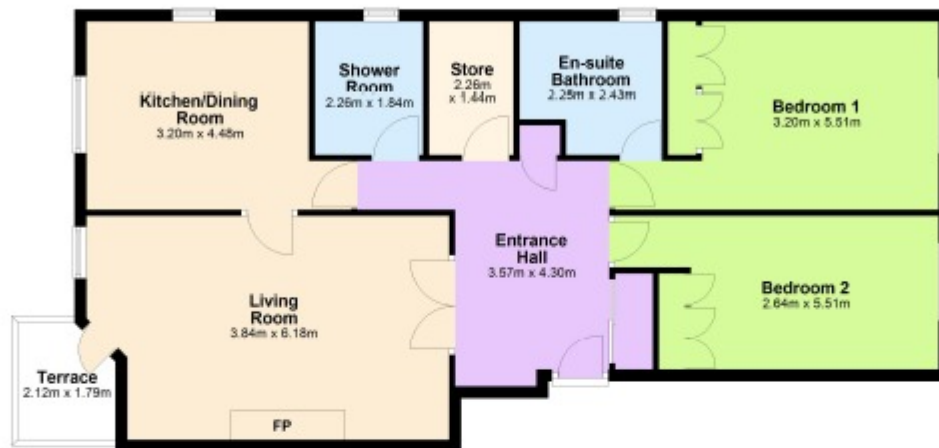
2 Carraiglea, Queenspark,
Monkstown, Co. Dublin, A94 WP99

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BER C1



Floor Plan



Tucked away in the highly sought-after setting of Queens Park, Monkstown, this beautifully refurbished two-bedroom ground floor apartment with triple aspect, offers an exceptional blend of space, style, and privacy — just a short stroll from Seapoint bathing spot and Monkstown Village. Carraiglea is an exclusive small development of only 12 apartments all uniquely owner occupied.

Beautifully presented and thoughtfully upgraded, this stunning apartment combines modern comfort with timeless elegance. The generous entrance hall leads through double glass doors into a spacious yet inviting living room, perfectly arranged for both relaxation and entertaining. A real wood-burning stove creates a warm focal point, adding charm and character to the space.

The kitchen is sleek and contemporary, fitted with quality appliances and stylish cabinetry, it benefits from dual aspect windows flooding the space with warmth and light and overlooks the private South facing gardens. Both bedrooms are generously sized doubles with excellent storage and an inviting sense of calm. The large ensuite bathroom and main bathroom both have been completely refurbished with elegant finishes and quality fixtures, completing the apartment's fresh and sophisticated feel. There is a large size utility space to accommodate a full size washing machine, dryer and full size additional fridge and freezer. The property also benefits from further storage located in the basement with a fully secured room (3.3m x 1.6m) that is shelved with further space for suitcases and Christmas decorations.

The heating system has been upgraded with new radiators throughout. Gas central heating is centrally controlled with google nest home heating management system. A Combi Gas boiler has

been installed and a water pressurised shower system including the all important heated bathroom floors. 100% Wool carpets in the bedrooms, living and hallway add an extra feel of luxury and warmth.

Located just moments from Monkstown Village, residents can enjoy a wonderful array of cafés, restaurants, and boutique shops, along with easy access to the DART and scenic coastal walks. With Seapoint Swimming and the sea just minutes away, the lifestyle on offer here is second to none.

This spacious, turnkey apartment in a small exclusive development of 12 apartments that are fully owner occupied. Carraiglea combines the best of coastal living with complete privacy in one of Dublin's most desirable neighbourhoods — a rare opportunity not to be missed.

SPECIAL FEATURES

- Exclusive location a few minutes walk to Monkstown Village and Seapoint bathing spot.
- 5 minutes walk to the Dart and direct bus links to the city.
- Small development fully owner occupied.
- Balcony overlooking private garden, pet friendly.
- Renovated kitchen, bathrooms, floors and heating system to include a combi boiler and HVAC mechanical air extraction in kitchen and bathrooms in 2018.
- Off Street parking with one dedicated and ample on street free parking for guests.
- Separate secure bike shed and additional storage with own key large unit located in basement.
- Separate utility room.
- Wireless internal monitored alarm system with motion detection cameras installed.
- Service Charge: €3,355 per annum.

ACCOMMODATION

Floor Area: 9sq.m. / 1,001sq.ft. approx.

Entrance Hall Bright open hallway, carpet flooring, double glass doors leading to living room.

Living Room Large living room with 100% wool carpets, space for couches and armchairs, wood burning stove with alcoves on either side. Glass door leading to balcony. View to the private garden.

Kitchen Separate spacious kitchen with dual aspect South facing windows overlooking mature planting in private gardens. Floor and wall hung units, ample workspace, integrated gas oven and 4x ring hob, integrated dish washer and fridge. Space for a full size dining table and chairs.

Bedroom 1 Large double bedroom with 100% wool carpets, South West facing window, built in wardrobes, en suite bathroom.

En Suite Bright spacious ensuite with floor to ceiling tiles, bath with waterfall shower. Wood tiles with under floor heating. Modern wash hand basin with built in storage. Wall mounted mirror with LED lighting. Large privacy window for natural light and ventilation. Heated towel rail, WC.

Bedroom 2 - Large double bedroom with South West facing window, 100% wool carpets, built in wardrobes.

Main bathroom Large main bathroom with floor to ceiling tiles, walk in waterfall shower, wood tiles with underfloor heating. Wash hand basin with built in storage, LED lighting. Large privacy window for natural light and ventilation.

Utility Room Spacious separate utility room with full size washing machine, dryer and fridge/freezer.

Hot press Hot press with built in shelving.

Storage Room Separate storage room measuring 3.3m x 1.6m, built in shelves, locked with own key, access in the basement.

GARDEN

There is a sheltered balcony, offering ample room for a table and chairs overlooking, and with direct access, to a completely private garden — a true rarity in this area. Surrounded by lush greenery and with no overlooking properties, this peaceful outdoor retreat is ideal for unwinding, hosting guests, or enjoying a quiet morning coffee in total seclusion. Pet owners will especially appreciate the secure, pet-friendly garden, combining convenience with an exceptional sense of home.

BER

BER C1, BER No. 118585769

Energy Performance Indicator: 168.83 kWh/m²/yr





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