



141 Clonkeen Crescent, Dun Laoghaire, Co. Dublin, A96 T3F8

Beirne
& Wise



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Nestled in the charming enclave of Clonkeen Crescent, Dun Laoghaire, this fine end of terrace home boasts spacious accommodation (approximately 142sq.m), featuring three inviting reception rooms that provide ample space for relaxation and entertaining. In addition there are four generous bedrooms, making it an ideal choice for families or those seeking extra space. There is a fifth bedroom downstairs which could also be a play room or home office. The two well-appointed bathrooms and large kitchen/breakfast room will also appeal to young families.

One of the standout features of this home is its mature south east-facing garden, a tranquil oasis that invites you to unwind and enjoy the outdoors. The garden is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months.

The location is particularly appealing, as it is situated close to Clonkeen Park, providing easy access to green spaces for leisurely strolls or family outings.

Clonkeen Crescent is a quiet residential cul-de-sac conveniently located off Pottery Road, close to the junction with Bakers Corner. There is a pedestrian walkway from this cul-de-sac through to Deansgrange Village via Clonkeen Park. Residents of this well-established neighbourhood enjoy a wide variety of sporting facilities on their doorstep including Meadowvale Tennis Club, Granada Football Club and Cuala GAA. There is an excellent choice of schools close by, Kill of the Grange National School, Monkstown Educate Together and Hollypark Boys and Girls. Clonkeen College is a short walk away and this area is also convenient to CBC Monkstown, Loreto Foxrock and St. Joseph of Cluny. There is local shopping available in the adjacent Lidl and Supervalu supermarkets. Dun Laoghaire and Monkstown are nearby, both offering specialist shops and eateries.



Features

- 4/5 BED END OF TERRACE FAMILY HOME
- LARGE SOUTH-EAST FACING GARDEN
- GENEROUS ATTIC SPACE WITH POTENTIAL TO CONVERT
- OFF STREET PARKING
- TWO BATHROOMS
- GAS FIRED CENTRAL HEATING
- ALARM
- DOUBLE GLAZED PVC WINDOWS
- QUIET CUL DE SAC
- CLOSE TO DEANSGRANGE VILLAGE

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





Accommodation

HALL

With a convenient understairs storage cupboard.

LIVING ROOM

3.40m x 4.74m

Well proportioned reception room with a brick fireplace and gas fire inset.

KITCHEN/BREAKFAST ROOM

3m x 4.76m

Fitted with ample wall and floor cupboards. Dishwasher and electric cooker. Door to side passage and double doors to the dining room.

FAMILY/DINING ROOM

3.38m x 3.03m

With wooden flooring.

SUN ROOM

2.82m x 3.9m

Bright, light-filled room with an enviable south-east facing aspect.

WET ROOM

Fitted with contemporary sanitary ware. Walk in shower, W.C. and wash hand basin.

BEDROOM 5/OFFICE

2.48m x 2.30m

Overlooks the front aspect.

FIRST FLOOR LANDING

With Hot press cupboard.

BEDROOM 1

3.43m x 3.90m

Large double room with wall to wall sliderobes. Wash hand basin. Window to the front aspect

BEDROOM 2

3.43m x 3.16m

Large double room with built in wardrobes. Wash hand basin. Window to the rear aspect.

BEDROOM 3

2.70m x 4.56m

Double room with window to the rear aspect.

BEDROOM 4

4.70m x 3.23m (max)

Double room with window to the front aspect.

SHOWER ROOM

Recently fitted with a step in shower cubicle, W.C. and wash hand basin. Stylish tiling throughout.



OUTSIDE

Extending to over 22m in length, the mature rear garden is fully walled and well stocked with a colourful array of flowering plants and shrubs, including a stunning, mature Japanese Maple tree at the end of the garden. The boiler shed is plumbed for both a washing machine and dryer and is also home to a second hot water cylinder. A side passage opens to the front where there is off street parking for two cars.

BER

Ber No. 118469592

Output. 361.53 kWh/m²/yr

BER E2







