



Apt 41 De Vesci House, Longford Place, Dun Laoghaire,  
Co Dublin A96VK03

Beirne  
& Wise





Welcome to De Vesci House, a charming apartment located on Longford Place in the picturesque area of Dun Laoghaire/Monkstown. This delightful two-bedroom, two-bathroom residence spans an impressive 64sq.m.(690sq.ft.) and is situated on the third floor, offering splendid views of Longford Terrace.

Built in 1999, this light-filled apartment boasts a bright and airy atmosphere, making it an inviting space to call home. The well-designed layout includes a comfortable reception room with a large floor to ceiling bay window, perfect for relaxing or entertaining guests. The two spacious bedrooms provide ample room for rest and relaxation, while the two bathrooms ensure convenience for both residents and visitors alike.

The location of this property is truly exceptional. Just a stone's throw away, you will find the scenic Dun Laoghaire west pier and harbour, ideal for leisurely strolls or enjoying the fresh sea air. Additionally, the vibrant Monkstown Village is nearby, offering a delightful selection of restaurants and cafes, perfect for dining out or enjoying a casual coffee with friends. The Dart Station at Salthill & Monkstown is just a few minutes walk away, while a selection of regular bus routes stop by the development, allowing very easy access to the city centre.

This apartment presents an excellent opportunity for those seeking a modern living space in a desirable area. With its combination of comfort, convenience, and stunning views, De Vesci House is a must-see for anyone looking to embrace the charm of Monkstown. Don't miss your chance to make this lovely apartment your new home.

## Features

- Third Floor 2 Bed Apartment 64 sqm
- Generous Outdoor Amenity Space for Residents
- Designated Car Parking Space in Underground Car Park
- Few Minutes Walk to DART Station
- Close to both Dun Laoghaire & Monkstown
- Impressive Entrance Lobby with Lift
- Upgraded Electrical Heating System with Smart Controls
- Communal Residents Bins
- Excellent Choice of Local Bus Routes
- Adjacent Salthill and Seapoint Beaches for year round swimming.

## Accommodation

### HALL

Inviting entrance hall with wooden floors and a convenient storage cupboard and shelved hot press cupboard.

### LIVING/DINING ROOM

3.21m x 6.48m

Exceptionally bright, west facing room with floor to ceiling windows offering wonderful views over the landscaped communal gardens towards historic Longford Terrace. This room also features wooden flooring and a feature fireplace with an electric fire inset.







#### KITCHEN

3.62m x 1.96m

Ample wall and floor fitted cupboards with a tiled floor and splash back. Appliances include an oven and hob with overhead extractor, fridge freezer, washing machine and dishwasher. This room is open plan to the living room.

#### BEDROOM 1

2.60m xx 4.71m

Large double bedroom with fitted wardrobes and west facing window.

#### ENSUITE

Complete with W.C., wall mounted wash hand basin with 2 drawer storage and a shower cubicle with pumped power shower. Illuminated mirrored vanity cabinet. Tiled floor.

#### BEDROOM 2

2.58m x 3.75m

Double bedroom with fitted in wardrobes. Wooden floors.

#### BATHROOM

With bath, W.C. and pedestal wash hand basin. Tiled floors and walls. Combined shower head with rain shower option. Hand held bidet.

#### OUTSIDE

A particular feature of this wonderful apartment is the access to two private gardens. The main courtyard is a quiet, landscaped space with seating areas to be enjoyed by residents' There is gated pedestrian access from this garden to the coast. The second communal garden is located on the roof top and offers wonderful views across both Dublin Bay and Monkstown Village.

#### SERVICE CHARGE

€3,065 per annum

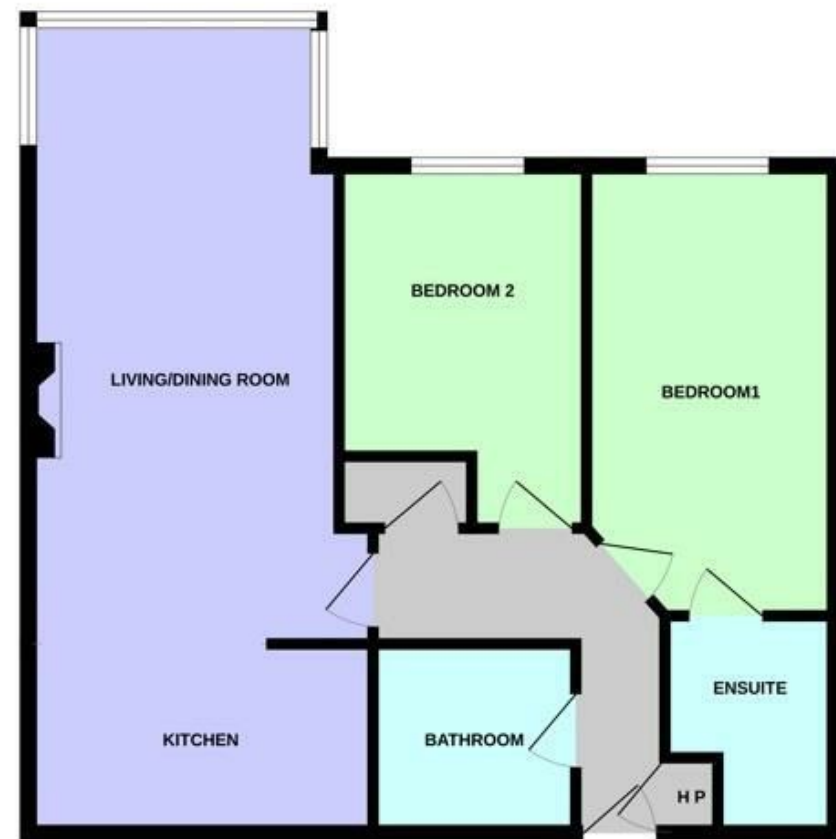
#### B E R

Ber No. 111934147

Output. 196.69 kWh/m<sup>2</sup>/yr







**Beirne  
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.