



10 Abbey Court, Abbey Road, Monkstown,
Co. Dublin A94YD62

Beirne
& Wise



Tucked away in quiet key-hole cul-de-sac Abbey Court, located off Abbey Road in Monkstown, this attractive semi-detached house offers a perfect blend of modern living and family comfort. Built in 1982, this property has been thoughtfully extended and renovated, providing a spacious and inviting environment for any family.

Upon entering, you will find a well-proportioned reception room that sets the tone for the rest of the home. The highlight of this property is undoubtedly the exceptionally well designed kitchen extension, which is naturally light-filled, making it an ideal space for family gatherings and entertaining guests. The kitchen seamlessly flows into the dining area, creating a warm and welcoming atmosphere.

This delightful home boasts four generously sized bedrooms, providing ample space for family members or guests. The two bathrooms have been recently re-fitted, ensuring convenience for busy mornings. Additionally, the attic conversion adds further versatility, offering potential for a home office, playroom, or additional storage. A sunny rear garden completes the accommodation.

Situated in a quiet cul-de-sac, the property overlooks a lovely green space, perfect for children to play or for leisurely strolls. Families will appreciate the excellent choice of schools within walking distance, including METNS, Kill O the Grange NS, Hollypark Boys and Girls NS, together with Sallynoggin Killiney ETNS (currently under construction on Rochestown Ave), CBC Monkstown and Rockford Manor Secondary School making this location particularly desirable for those with children. Nearby coffee shops include the renowned SC Grocer and there is a great choice of local shopping available at Deansgrange, Honeypark and Dun Laoghaire Town Centre.

In summary, this extended and renovated family home in Monkstown is a rare find, combining modern amenities with a peaceful setting.



Features

- Extended 4 Bed Family Home 127sq.m. plus 12sq.m. Attic Room
- Warm and Inviting Interior
- External Insulation
- Comfortable C1 BER
- Sunny Rear Garden
- Main Bedroom Ensuite
- Gas Fired Central Heating
- Triple Glazed Windows to the back elevation
- Much Sought After Residential Area
- Close to Shops and Schools

View

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





Accommodation

HALL

Recently replaced hall door opening to the bright hall. Wooden flooring. Double doors open to the living room.

GUEST W.C.

Complete with wc and wash hand basin pedestal. Contemporary fittings and tiling.

LIVING ROOM

3.88m x 5.2m

Well-proportioned reception room featuring an open fireplace and built-in be-spoke shelving and desk. Wooden flooring and double doors to the large kitchen/ dining room/ family room extension.

KITCHEN/DINING/FAMILY ROOM

Bright light-filled room with multiple skylights, recessed ceiling spotlights and large windows overlooking the rear garden

KITCHEN/FAMILY AREA

5.60m x 4.70m

The kitchen is fitted with attractive wall and floor cupboards with a subway tiled splashback and solid wood, work tops. Appliances include an eye-line oven, gas hob and overhead extractor fan, fridge freezer, undercounter freezer, dishwasher and washing machine. Wooden Floors. The family area features wall to wall built- in storage and a wood burning stove for additional warmth during the winter months.

DINING AREA

5.43m x 4.14m (max)

Exceptionally bright extension with double doors opening to the rear patio and garden.

FIRST FLOOR LANDING

With Hot Press cupboard and staircase to the Attic Room.

BEDROOM 1

3.25m x 4.10m

Large double room with generous built in wardrobes and dressing table.

ENSUITE

With contemporary fittings and tiling to include a wc, wash hand basin pedestal and shower with glass sliding door and chrome fittings.

BEDROOM 2

2.95m x 3.75m

Double room with clever built in under stairs storage.

BEDROOM 3

2.72m x 2.12m

Overlooks the rear garden.



BEDROOM 4

2.30m x 2.88m

Single bedroom to the front with built in storage.

BATHROOM

Stylish bathroom with contemporary fittings to include a bath with glass shower screen and chrome fittings, wash hand basin pedestal with storage, wc and bidet.

ATTIC ROOM

4.32m (max) x 2.96m

Bright room with two roof windows. Built in storage and generous eaves storage. Ideal home office or teenage den.

OUTSIDE

To the rear there is a fully walled garden laid in lawn with a cobble lock patio area. A gated side passage opens to the front of the house where a driveway provides off street parking.

B E R

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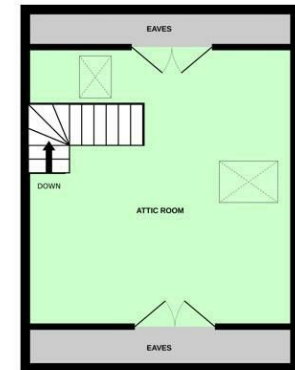
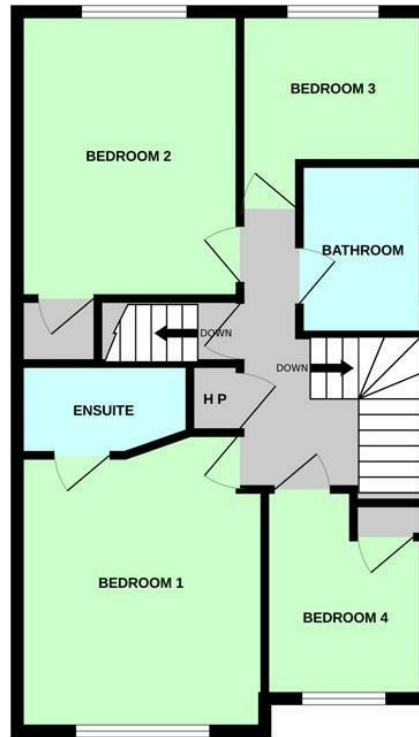
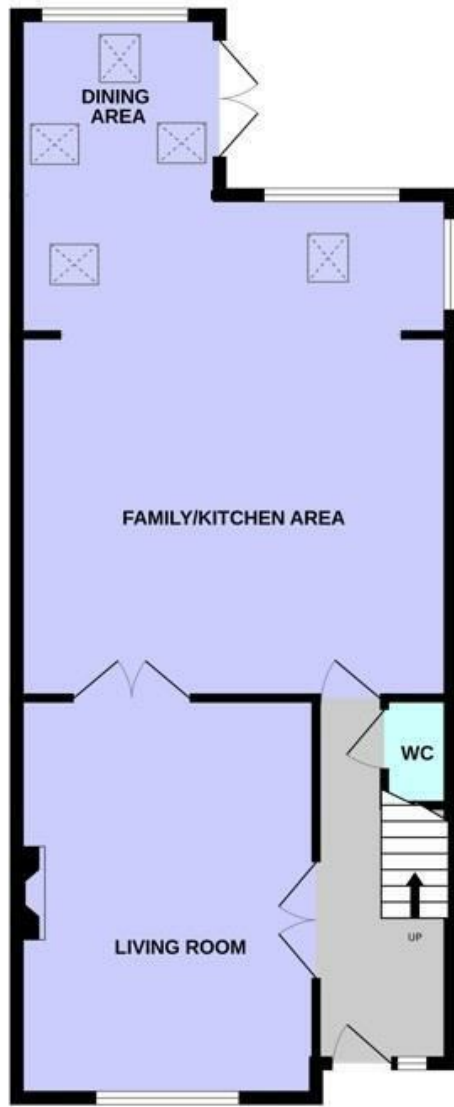
Output. 152.92 kWh/m²/yr

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