



8 Clonkeen Grove, Dun Laoghaire, Co. Dublin, A96 E1A2

Beirne  
& Wise

## 8 Clonkeen Grove, Dun Laoghaire, Co. Dublin, A96 E1A2

No 8 is a stylish family home which has been tastefully upgraded throughout and comes to the market boasting a comfortable C3 BER rating. This substantial semi-detached home extends to a generous 128sq.m (excluding the garage and garden room) and offers flexible ground floor accommodation, including the option of a garage conversion coupled with four large double bedrooms, ideal for the growing family. The bright, light-filled interior has been beautifully refurbished to include a modern and contemporary kitchen and a luxury shower room with distinctive tiling and quality fittings.

To the rear of the property there is a westerly landscaped garden and a particular feature is the large garden room which could easily be used as a home office/teenage den or home gym.

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 Grove 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 Clonkeen Crescent 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.

### Special Features

- Large 4 Bed Semi-Detached Home
- Off Street Parking
- Alarm
- Option to Convert Garage or Attic
- Oil Fired Central Heating
- Upgraded Interior Including Refitted Kitchen and Shower Room
- 4 Double Bedrooms
- Adjacent Clonkeen Park
- Close to Schools and Bus Routes
- Convenient to the City Centre

### View

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







## Accommodation

### HALL

Contemporary hall door with glass side panels. Herringbone style wooden flooring, convenient understairs storage cupboard.

### LIVING/DINING ROOM

3.40m x 8m

Large double reception room featuring a polished sandstone tiled fireplace with gas fire inset. Door to kitchen.

### KITCHEN/BREAKFAST ROOM

4.62m x 2.98m

Recently re-fitted kitchen with marble style worktop and splash back. Fitted appliances include a double oven, ceramic hob with overhead extractor fan, under counter fridge and freezer and a dishwasher. The kitchen is finished to an exceptional standard with brass light-switches and sockets, recessed ceiling lighting and a stylish black vertical radiator.

### SUN ROOM

3.64m x 2.32m

Bright light filled sun room, ideal for relaxing and entertaining. Patio doors to the rear garden.

### FIRST FLOOR LANDING

Pull down attic access. Hot press cupboard.

### BEDROOM 1

3.40m x 3.95m

Large double bedroom with wooden flooring. Built in wardrobes and a wash hand basin. Window to the front aspect.

### BEDROOM 2

2.86m x 3.96m

Double bedroom with built in wardrobes, Window to the rear aspect.

### BEDROOM 3

2.60m x 4.50m

Double bedroom with built in wardrobes. Window to the rear aspect.

### BEDROOM 4

4.66m x 3.40m

Double bedroom with built in wardrobes. Window to the front aspect.

### SHOWER ROOM

Recently re-fitted with a walk in shower, complete with pumped rainwater shower fittings and contemporary wall and floor tiling. Wash hand basin vanity unit, W.C. and illuminated mirror. Underfloor heating



## OUTSIDE

To the front of the property a driveway with off street car parking which leads to the garage. The front garden is well maintained with perimeter shrubs and hedging and a gated side pedestrian access opens to the rear garden. The rear garden is approximately just over 8 m in length and is beautifully landscaped in sandstone tiling, artificial grass and colourful raised planters. A convenient utility shed is home to a washing machine and dryer and also has sink and electric power. There is also an outside boiler shed with W.C.

## GARDEN ROOM

8m x 2.48m

Versatile outdoor room suitable for a variety of uses, including home/office, home gym, games room or teenage den.

## GARAGE

2.5m x 4.52m

Up and over door, electric power and is shelved for storage.

## B E R

Ber No. 119421261

Output. 209.69 kWh/m<sup>2</sup>/yr







