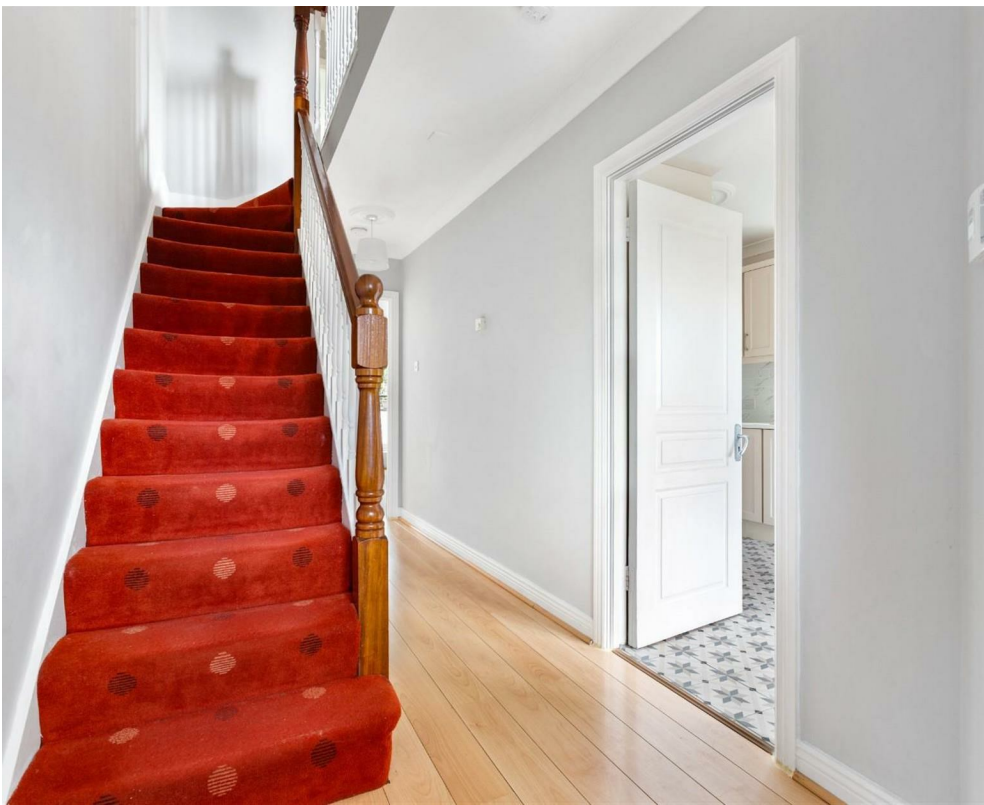




12 Mounttown Villas, Mounttown Road Lower,
Dun Laoghaire, Co. Dublin, A96PX48

Beirne
& Wise



Ideally located in the quiet setting of Mounttown Villas on Mounttown Lower Road, Dun Laoghaire, this wonderful end of terrace duplex apartment enjoys a most convenient location in a low-density development surrounded by lush greenery, within easy walking distance of both Dun Laoghaire Town Centre and Monkstown Village.

Spanning an impressive 90sqm (approximately) over two levels, this apartment boasts a thoughtfully designed layout that maximises space and comfort. The generous reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere and opens to a private sun terrace, an ideal spot for enjoying morning coffee or evening relaxation while soaking in the peaceful surroundings. The property also features three well-proportioned bedrooms, perfect for families or those seeking extra space for guests or a home office. The two stylish bathrooms have been tastefully refurbished, ensuring a contemporary feel throughout. Finally, the heart of the home is undoubtedly the newly fitted, elegant kitchen, which is both functional and aesthetically pleasing, making it a joy to prepare meals and entertain friends.

With its prime location in Dun Laoghaire, you will find yourself within easy reach of shops, coffee shops, restaurants and pubs. Families and pet owners will delight in the communal grounds and also with the nearby award-winning park and playgrounds of Cualanor and Honey Park. Excellent transport links close by include the regular city bound E2 bus route (stopping at your doorstep) while the DART at Salthill is just a 20 min walk away, making this property a not to be missed opportunity for those looking to settle in a vibrant community within easy reach of the city.



Features

- 3 Bedroom Duplex Apartment
- Sun Terrace
- Designated Car Space
- Gas Fired Central Heating
- Alarm
- 2.5 Bathrooms
- Newly fitted kitchen and Bathrooms
- Communal Grounds
- Attic Storage
- Close to BUS and DART

View

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





Accommodation

HALL

From the communal garden's steps lead to the front door, opening to a bright entrance hall. Convenient cloak closet with modern condenser gas boiler. There is also an understairs storage press and wooden flooring through to the living room.

GUEST W.C.

Newly fitted, with a stylish corner wash hand basin, mosaic style tiled floor and W.C.

KITCHEN/DINING ROOM

2.60m x 4.58m

Re-designed and newly fitted family kitchen with contemporary fittings, subway wall tiling and mosaic style tiled floor. Clever storage solutions to include generous wall and floor cupboards, pull-out refuse sorting drawer and a pantry rack. Brand new integrated appliances include eye level Whirlpool double oven to include microwave, ceramic hob, fridge/freezer, dishwasher and washing machine. This a bright room with a side window and a large bay window to the front, overlooking the communal gardens.

LIVING ROOM

4.6m x 4.75m

Large, light-filled reception room running the full width of the property and featuring patio doors which open to the decked sun terrace. Black marble fireplace with wood surround and gas fire inset.

BALCONY

4.6m x 2m

Private sun terrace, ideally positioned at the end of the block. Wonderful leafy aspect overlooking the rear communal gardens.

FIRST FLOOR LANDING

With a large hot press cupboard and pull down ladder to access the attic. The attic space has recently benefitted from new insulation and is part floored for easy storage.

BEDROOM 1

4.66m x 3.32m

Large double room running the full width of the property. Built in wardrobes and wooden floors. Wonderful views to the front, over neighbouring roof tops and towards the Dublin Mountains.

ENSUITE

Newly fitted shower room, complete with a wash hand basin stand with storage, step in shower cubicle with glass door and a Triton power shower. W.C. and mosaic style tiling.

BEDROOM 2

2.69m(max) x 3.67m

Double bedroom overlooking the rear gardens. Wooden flooring and a built-in wardrobe.



BEDROOM 3

2.43m x 2.5m

Wooden flooring and a built-in wardrobe.

BATHROOM

Newly fitted family bathroom with elegant fittings to include a rectangular wash hand basin with drawer storage, curved bath with glass shower screen and a Aqualisa power shower, W.C. Stylish matt finish large wall tiles. window to side aspect.

OUTSIDE

This low-density development is set amongst landscaped grounds with colourful shrubs and hedges to the front of the development provides an attractive screen from the road. A gated path leads to the large internal garden, a safe and pleasant lawned area ideal for families. The underground car park is accessed via electric gates from Mounttown Park and there is a designated car parking space allocated to Apt 12 as well as communal refuse bins. Stairs lead from the car park back to the communal grounds.

SERVICE CHARGE

€2,355 per annum

Managing agents: BPM Property

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