



Saint Martin's, 41 Monkstown Avenue, Monkstown,
Co. Dublin, A94 X2F8

Beirne
& Wise



This substantial (134sq.m) semi-detached family home is ideally located on tree-lined Monkstown Avenue, a mature and much sought after neighbourhood close to both Monkstown and Blackrock Villages. Saint Martin's has been very well maintained over the years and its position on a wide site, set back from the road offers enormous potential to further develop this property. The well proportioned accommodation comprises entrance hall with guest W.C., two interconnecting receptions rooms, breakfast room and kitchen. Upstairs there are four bedrooms and a family shower room. The garage could also be converted, if desired.

The rear garden enjoys a wonderful southerly aspect and plenty of light throughout the day.

This location could not be more convenient, there area is an excellent choice of schools close by including CBC Monkstown Park, Guardian Angels Primary, Scoil Lorcain Primary and Blackrock College to name a few. Nearby sporting amenities include the DLR pool and Gym, Blackrock Rugby Club, Monkstown Lawn Tennis Club and sea swimming at Seapoint. The Dart Station at Salthill is a 15 min walk away and a selection of city bound bus routes stop on Monkstown Avenue. There is a choice of local coffee shops, convenience stores, restaurants and trendy shops. Nearby Blackrock village also offers two shopping centres.

Features

- Spacious semi-detached family home
- Long driveway with ample off street car parking
- Four well proportioned bedrooms
- Garage
- Walking distance to DART
- Gas heating system (boiler replaced in recent years)
- Potential to extend the accommodation (S.T.P.P.)
- Excellent location

View

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







Accommodation

PORCH

With a sliding glass door.

HALL

Spacious hallway with polished wooden floors. Convenient understairs storage cupboard.

GUEST W.C.

With W.C. and wash hand basin. Window to the front aspect.

LIVING ROOM

3.98m x 3.66m

Well-proportioned reception room overlooking the front garden. Feature stone fireplace with fitted stove, polished wooden floors and sliding glass doors open to:

DINING ROOM

3.98m x 3.66m

With polished wooden floors, stone open fireplace and window to the rear aspect.

BREAKFAST ROOM

3.65m x 3m (max)

Understairs storage press and boiler press housing replaced gas boiler serving the heating system. Hot Press cupboard. Window to the rear aspect. This room is open plan to the kitchen.

KITCHEN

2.2m x 3m

Fitted with wall and floor cupboards, counter tops with stainless steel sink. Electric oven and hob with overhead extractor fan, plumbing for washing machine. Window and door to rear garden.

FIRST FLOOR LANDING

Bright landing with a window to the side aspect. Attic access.

BEDROOM 1

3.95m x 3.65m

Double bedroom with polished wooden floors and built in wardrobes. Window to the front aspect. Tiled fireplace.

BEDROOM 2

3.95m x 3.72m

Double bedroom with polished wooden floors and built in wardrobes. Window to the rear aspect.

BEDROOM 3

3.48m x 3m

Double bedroom with polished wooden floors and built in wardrobes. Window to the front aspect.

BEDROOM 4

3.63m x 2.56m

Polished wooden floors and built in wardrobes. Window to the front aspect.



SHOWER ROOM

Complete with W.C., vanity wash hand basin with cupboard and drawers below. Corner shower cubicle with a Triton electric shower.

OUTSIDE

This property is well set back from Monkstown Avenue and enjoys a large front garden (19m frontage x 17m deep approximately) with a long driveway providing off street parking for multiple cars. The wide road frontage offers huge potential to extend this property to the side or indeed the possibility of development (subject to planning). The front garden is laid mainly in lawn with perimeter shrubs, hedging and plants. A gated side entrance opens to the rear garden (12m x 8m approximately) which enjoys a delightful southerly aspect with plenty of sunshine throughout the day. The rear garden is laid in lawn with a large patio area and has two large concrete garden store sheds. Perimeter shrubs and plants.

GARAGE

2.46m x 4.6m

Front and side access.

B E R

BER No. 107037145







