



8 Engleberg Court, Mounttown Road Lower, Dun Laoghaire,
Co Dublin, A96 A781.

Beirne
& Wise



No 8 Engleberg Court is charming semi-detached home, tucked away in a mature and low density setting close to the junction of York Road and Mounttown Road in Dun Laoghaire. This sought after location is just a short stroll from both Dun Laoghaire and Monkstown - each offering an excellent choice of coffee shops, options for dining, coastal walks and vibrant weekend atmosphere. The accommodation extends to a generous 100sq.m. and offers a bright, light- filled interior with comfortable living areas, coupled with two double bedrooms, an office and large family bathroom. A particular feature is the delightful west garden which has been landscaped and is a wonderful space for outdoor entertaining during the summer months.

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 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 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

- 2 Bedroom Semi-Detached House with Office
- Generous Accommodation Extending to 100sq.m.
- Two Double Bedrooms
- Attic Storage
- Multiple Cycle Routes/Lanes Close by
- West Facing Landscaped Garden
- Gas Fired Central Heating
- Office/Nursery
- 1 Car Space
- Close to Buses & DART

View

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





Accommodation

HALL

Welcoming entrance hall with wooden flooring.

GUEST W.C.

Complete with W.C. and a wash hand basin pedestal, wall mounted mirror with mosaic tiled surround, tiled floor. Convenient downstairs storage cupboard.

LIVING ROOM

5.27m x 3.97 (max)

Large light-filled reception running the full width of the house and boasting a sunny west facing orientation. Feature fireplace, wooden flooring and a patio door opens to the delightful rear garden.

KITCHEN/DINING ROOM

5.27m x 4.50 (max)

This large open-plan room overlooks the front courtyard. The kitchen is fitted with contemporary white wall and floor cupboards with a stylish quartz countertop. Integrated appliances include a fridge/freezer, dishwasher, oven and gas hob and washing machine. Tiled floor and recessed ceiling spotlighting.

FIRST FLOOR LANDING

Large hot press cupboard. Pull down stair to access the attic. The attic space is floored for storage and has lighting.

BEDROOM 1

3.44m x 3.98m

Large double room to the front with built in wardrobes.

BEDROOM 2

Double room with built in wardrobes.

OFFICE/NURSERY

Versatile room to the front, ideal as a home office, nursery or a large walk-in dressing room.

BATHROOM

Large family bathroom with a corner shower cubicle, bath, wash hand basin pedestal and W.C. Wall mounted mirrored vanity unit and heated towel rail and stylish tiling.



OUTSIDE

To the front of the property there is resident's car parking. A gated side passage opens to the rear garden which has been beautifully landscaped with sandstone patio, stylish composite decking and a grass lawn. The perimeter is finished in grey composite wood fencing while raised planters with mature bay trees further add to the appeal of this contemporary city garden. Garden shed for convenient storage. The garden (8m x 7m approx.) enjoys a west facing orientation, ideal for the long summer evenings.

SERVICE CHARGE

€1,127 pa

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BER No 106792468







