

BER D2



21 Clonkeen Road
Blackrock, Co. Dublin

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INTERNATIONAL REALTY



21 Clonkeen Road, Blackrock, Co. Dublin

Features

- Delightful, semi-detached family home set well back off Clonkeen Road
- Well-proportioned accommodation of approximately 159sqm (1819sq.ft.)
- Rear garden of approximately (37m) 122ft in length with South West orientation.
- Beautifully renovated to a high standard with newly installed bathrooms
- Period character and charm retained throughout
- Excellent location close to highly regarded schools, every possible amenity and exceptional transport links.
- Large graveled front driveway providing parking for numerous cars
- Spacious garage leading to side passage and rear garden
- Potential to extend to the side, front and rear subject to planning permission.

21 Clonkeen Road is a beautifully renovated family home bursting with character—one of just 6 homes built by the renowned Kenny builders in the 1930s. The unique character of its architecture from the facade and throughout the property makes this a charming, family home. This solid-built home which has stood the test of time boasts a welcoming, elegant, upgraded interior. With mature gardens; front and rear, this property is filled with light all year around leading to an inviting ambience. Kenny-built signature features are evident throughout: stained glass, bay window, ceiling coving, center roses, original paneled doors, restored mahogany banister and terrazzo tile and red wall brick porchway.

Well set back from the road, this stunning family home is set amid extensive mature gardens (on c. 0.18 of an acre) and a south-westerly rear garden (measuring 37m/122ft), enjoying all-day sunshine and a high degree of privacy and seclusion. The graveled front drive offers parking for 4 or 5 cars.

The generous and well-appointed accommodation would easily meet the needs of any growing family and briefly comprises an attractive entrance hall with period charm and WC, a bright living room to the front, a family room overlooking the rear with access to the rear garden, a modern kitchen leading to a utility room and garage (suitable for conversion subject to P.P). On the first floor, there are four well-sized bedrooms and a family bathroom. The principal bedroom comes with an ensuite. Both bathrooms have been recently upgraded in collaboration with The Bathhouse (Monkstown) and feature zero-entry stainless steel Bette showers and a Bette Bath in the family bathroom.

The south-facing rear garden at 21 Clonkeen Road is a true highlight of the property, stretching approximately 122 feet in length. This delightful outdoor space is laid mainly to lawn, bordered by mature plants, shrubs, and trees, creating a serene and picturesque environment. The garden also features a charming patio area, perfect for children to play and for dining alfresco, making it an ideal spot for family gatherings and relaxation.

Clonkeen Road is a highly desirable location of unparalleled convenience being within a minute's walk of Supermarkets, FX Buckleys Butchers, Pharmacy, Bank, Deansgrange Library, numerous eateries and coffee shops. Recreational amenities in the area are second to none with the park at Cabinteely village within a pleasant stroll providing 100 acres of parkland including a popular playground and coffee shop. There are tennis courts available within walking distance at Meadow Vale and there are leisure facilities available at the DLR Blue Pool. The coastal fronts of Dun Laoghaire and Monkstown are a mere 10 minutes away. Located in the catchment area of some of south county Dublin's most well-respected schools including St. Bridgit's Boys & Girls School, Clonkeen College, Loreto Foxrock, Holy Park, Lycée Français d'Irlande, CBC Monkstown, St. Andrews College, Willow Park and Blackrock College to name but a few. Transport options are plentiful with the E2 (previously 46A) and L26 (to Blackrock & Carrickmines Luas) on your doorstep. Access to the M50 is close to hand opening up the national road network.





Accommodation

Reception Hallway: 3.2m x 2.8m (10'6" x 9'2") Bright and welcoming with attractive original paneled doors, restored mahogany stair banister, and understairs storage.

WC & Cloakroom: Bright room with mirror, wash hand basin, WC,

Dining Room: 3.98m x 4.9m (13'1" x 16'1") attractive feature bay window with stained glass inset overlooking the front garden, wood burning stove, ceiling rose and coving.

Living Room: 3.8m x 5.2m (12'6" x 17'1") with an open fireplace, ceiling rose and coving, double doors onto the rear garden

Kitchen: 3.7m x 3.1m (12'2" x 10'2") with tiled floors, range of wall and floor units, with stainless steel sink, integrated oven and four ring electric hob, integrated extractor fan, integrated dishwasher, space for fridge/freezer

Utility Room: 1.5m x 3.1m (4'11" x 10'2") with tiled floors, stainless steel sink and space for a washing machine and dryer

Covered Side Passage: with boiler and storage, leads to

Garage: 5m x 2.7m (16'5" x 8'10")

Rear Garden: long south-facing rear garden, laid mainly in lawn bordered by mature plants, shrubs and trees, with patio area perfect for children to play, dining alfresco, could be extended subject to planning permission

Landing: with beautiful stained glass windows, original paneled doors, Stira to attic

Principal suite: 3.7m x 4m (12'2" x 13'1")

Ensuite Bathroom: with tiled floors, tiled walls, wash hand basin, light-up shaving mirror, Bette walk-in rainfall shower, WC, heated towel rail, recessed lighting

Bedroom 2: 3.8m x 3.6m (12'6" x 11'10") situated to the rear

Bedroom 3: 3.8m x 2.75m (12'6" x 9') situated to the rear

Bedroom 4: 2.7m x 2.8m (8'10" x 9'2") situated to the front, with built-in wardrobes, dual-aspect windows

Family Bathroom: With tiled floors, tiled walls, wash hand basin, light up mirror, Bette walk-in shower, Bette bath, WC, heated towel rail, built-in recessed storage

BER Information

BER: D2. BER No: 116311267.

EPI: 286.08 kWh/m²/yr.

Eircode

A94 E7C9





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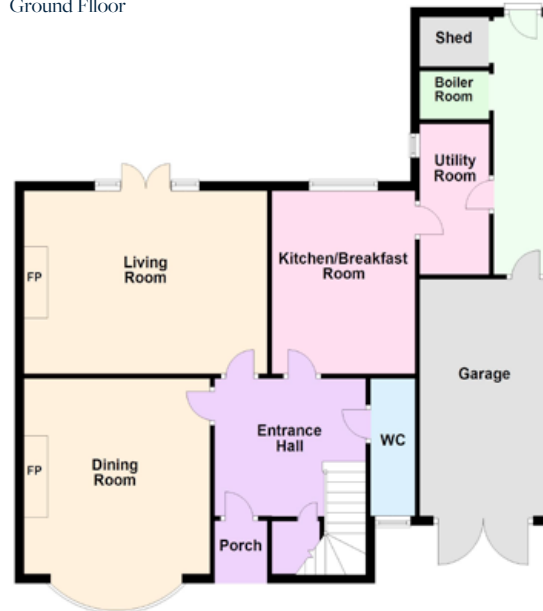
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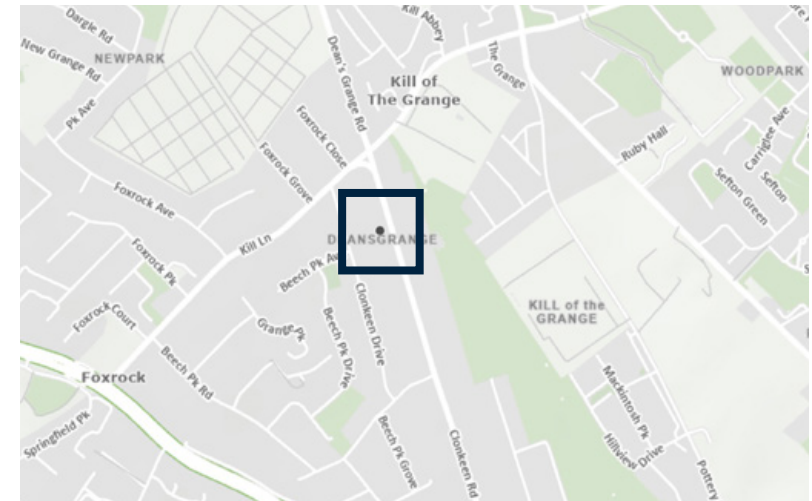
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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