



11 Arundel

Monkstown Valley, Monkstown, Co. Dublin

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INTERNATIONAL REALTY



## 11 Arundel, Monkstown Valley, Monkstown, Co. Dublin

### Features

- Short walk to the DART and swimming at Seapoint
- Off street parking
- Close to both Monkstown and Blackrock
- Floor area of approximately 87 sq.m. (936 sq.ft.).
- Electric storage heating
- Service charge approximately €650 per annum Landscaped grounds maintained to an excellent standard
- Off street parking

11 Arundel is well located within this highly sought-after development, just a short stroll from Seapoint and Monkstown Village. The property benefits from off street parking to the front and a private and secluded garden to the rear with side access.

Briefly the accommodation comprises an entrance hallway which leads to a large living room with open fireplace and window overlooking the front. To the rear there is a well fitted kitchen/ breakfast room with patio doors leading to the rear garden. Upstairs, there are 3 bedrooms (main en suite) and a bathroom.

Monkstown Valley is a highly convenient location only a few minutes' walk from the bustling village of Monkstown with its wide selection of local and boutique shops, cafes, pubs and some of the finest restaurants in South County Dublin. There is more extensive shopping available in Blackrock, just a short commute away. Primary and secondary schools are in abundance. There are also many recreational and leisure activities and sporting venues such as rugby, hockey and tennis with Monkstown and Blackrock (Green Road) Tennis Clubs only a short drive away. The four yacht clubs and extensive marina at DunLaoghaire Harbour, along with its two piers will be of major interest to walkers, and marine and sailing enthusiasts. Easy access to the new coastal cycle route toward either Dun Laoghaire or Howth provides ample opportunity for scenic cycles. Being within minutes' walk of the seafront there are also lovely tranquil walks in the immediate area and the ease of a sea dip at Seapoint. This is a highly desirable and convenient location that is perfect for easy family living. A regular bus service and both Salthill/Monkstown and Seapoint DART stations only a few minutes' walk away, make commuting to schools and the city centre exceptionally easy.



## Accommodation

**Reception Hall:** 1.2m x 4.3m (3'11" x 14'1") leads to

**Living Room:** 3.5m x 6m (11'6" x 19'8") with raised open fire place, tiled hearth and bay window overlooking front

**Kitchen/Breakfast Room:** 2.9m x 4.8m (9'6" x 15'9") breakfast area with tiled floor, patio door leading to rear garden, kitchen is fitted with a range of overhead press and drawer units, stainless steel oven with four ring ceramic hob and extractor over, stainless steel sink unit, dishwasher, washing machine, window overlooking rear, tiled floor and tiled splashback

**Bedroom 1:** 2.9m x 4.3m (9'6" x 14'1") with window overlooking

rear, floor to ceiling built in fitted wardrobes and door to

**Ensuite:** comprising pedestal whb, wc, corner shower and part tiled walls

**Bedroom 2:** 2m x 3.6m (6'7" x 11'10") with floor to ceiling built in fitted wardrobes

**Bedroom 3:** 2.85m x 3.3m (9'4" x 10'10") with floor to ceiling built in fitted wardrobes and window to front

**Bathroom:** comprising pedestal wash hand basin, wc, bath with telephone shower, bidet, hot press, tiled floor, part tiled walls, window to side and access to attic

## BER Information

BER: D1

## Eircode

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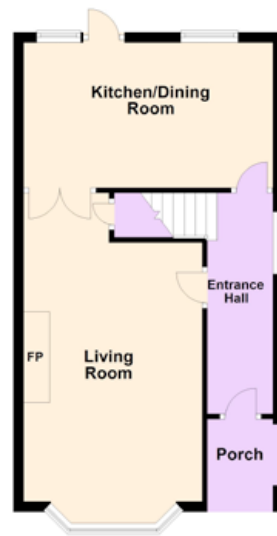
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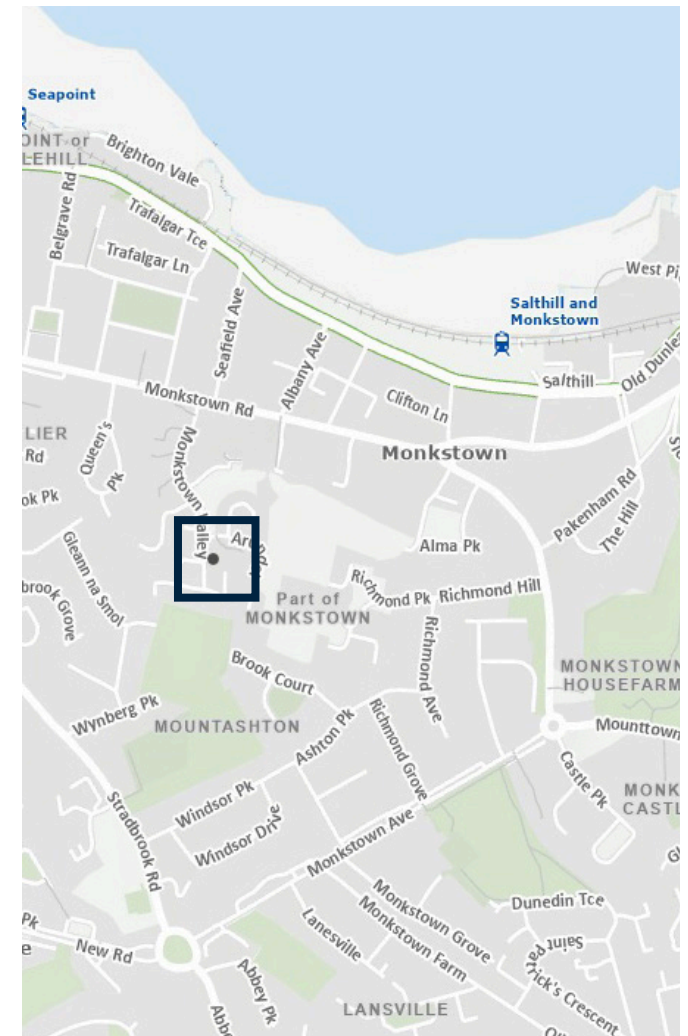
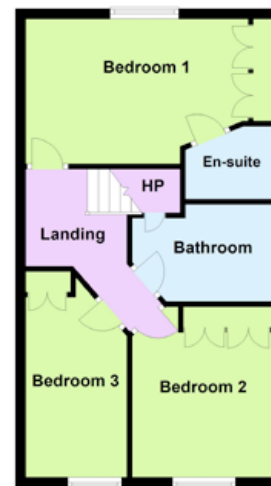
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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