

BER A2



3 Purbeck
Monkstown, Co. Dublin

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INTERNATIONAL REALTY



3 Purbeck, Monkstown, Co. Dublin

Features

- Floor area extending to 162 sq.m/1,744 sq. ft
- Four spacious double bedrooms
- South facing garden offering excellent privacy and sunlight
- Fitted carpets, curtains and integrated appliances included in the sale
- Two designated parking spaces to the front
- High quality Nordan windows
- Miele kitchen appliances
- Air to water heating system
- Engineered oak timber floors to the ground floor
- Walk through wardrobe in the main bedroom
- Smart mirror TV to main ensuite
- Underfloor heating on the ground floor
- Cold water filter tap in kitchen
- LED Cove lighting to ground floor
- Visitor parking
- Kitchen and wardrobes supplied by Brogan Jordan Home Design
- Solid Oak door throughout

Nestled in the exclusive and much sought after Purbeck development in the heart of Monkstown lies no. 3 Purbeck, a luxurious 4-bedroom A rated family home. Built in 2018 this modern home offers the perfect blend of modern sophistication, privacy, and convenience, making it an ideal choice for those seeking an elegant lifestyle within easy reach of the city.

No. 3 Purbeck spans approximately 162 sq.m. (1,744 sq.ft.) across three beautifully designed floors, providing generous space for family living and entertaining. The property boasts an inviting entrance hallway off which there is a guest w.c and utility. The open plan kitchen living dining room is tastefully decorated offering wonderfully light filled accommodation. Upstairs there are 4 well-proportioned bedrooms two of which are ensuite and one family bathroom.

The property boasts a spacious, private south-facing rear garden, beautifully landscaped to offer both elegance and functionality. It features LED wall lighting, an external electrical socket, and a mix of extensive paving and a lawned area. Raised flower beds are filled with mature trees, box hedging, and a vibrant selection of flowering shrubs and plants. A charming al fresco dining area provides the perfect setting for entertaining or simply relaxing in the all-day sunshine. At the front, the property is equally well-presented with block paving for parking and footpaths, complemented by low hedge planting and decorative shrubs between spaces. There are two designated parking spaces, each equipped with electrical vehicle charging facilities, and a fully landscaped access road that enhances the overall curb appeal.

The location of 3. Purbeck is unrivalled, being situated on this highly sought after enclave within walking distance of Monkstown village, a charming and picturesque seaside village with a rich history and culture with a wide variety of recreational amenities to cater for all. It is within a short stroll of Seapoint bathing area and close to many relaxing strolls along the coast towards Blackrock and Dun Laoghaire. For the marine enthusiast, there are no less than four yacht clubs available close by at Dun Laoghaire. The village has a wide range of shops, cafes and restaurants. From quaint boutiques to high-end restaurants there is something for everyone. Transport options are plentiful being within a very short walk of the DART station at Salthill and there are many regular bus services on the Monkstown Road as well as the Aircoach. There are an excellent variety of both primary and secondary schools located in the area including Scoil Lorcan, CBC Monkstown, Blackrock College, Willow Park, Clonkeen college, Loreto Foxrock and Rathdown to name just a few.





Accommodation

Entrance Hall: 5.32m x 2.69m (17'5" x 8'10") with oak flooring, ceiling coving, recessed lighting, understairs storage, door to

Guest WC: with tiled walls, tiled floor, wall hung wc, wall hung wash hand basin with LED mirror over, recessed lighting, window to side

Study: 2.77m x 3.83m (9'1" x 12'7") with oak flooring, window to front, bespoke built in desk with shelving over and storage to the side, double pocket doors to

Kitchen: 3.15m x 3.83m (10'4" x 12'7") with oak flooring, good range of upper and lower cabinetry, quartz countertops, waterfall edge island, double bowl stainless steel sink, integrated Miele dishwasher, integrated Miele fridge freezer, tall oven stack with two integrated Miele ovens, illuminated shelving, LED cove lighting

Living/Dining Room: 3.86m x 6.62m (12'8" x 21'9") with oak flooring, centre ceiling light, LED cove lighting, bespoke electric fireplace with mirror over, large sliding doors to rear garden

Utility Room: with oak flooring, plumbed for washer/dryer, integrated shelving

Landing: with understairs storage, window to the side and stairs to upper floor

Main Bedroom: 5.42m x 3.15m (17'9" x 10'4") large double bedroom with floor to ceiling window to the front, recessed lighting, carpet flooring, walk through wardrobe with mirrored doors, built in shelving and drawer units leading to

Bathroom Ensuite: with Carrara porcelain marble effect wall and floor tiling. Quartz stone surround to double ended bath, smart mirrored tv, large walk-in pressurised shower, bespoke glass shower doors, Design Emporium stylish modern bathroom suite fitted with Perrins & Rowe fittings and finishes: wall hung wc, wall hung wash hand basin with storage underneath, xpelair, window to the front.

Bedroom 2: 2.98m x 4.04m (9'9" x 13'3") double bedroom to the rear with carpet flooring, good range of built-in wardrobes by Brogan and Jordan Home Designs, recessed lighting, and two windows overlooking the rear garden.

Shower Room Ensuite: with Carrara marble-effect porcelain wall and floor tiling, large walk-in pressurised shower with frosted glass door, Design Emporium stylish modern bathroom suite fitted with Perrin & Rowe fittings and finishes: wall hung wc, wall hung wash hand basin with storage underneath, large window to the rear

Bedroom 3: 4.72m x 3.51m (15'6" x 11'6") Large double bedroom to the front with built-in wardrobes, carpet flooring, recessed lighting, and large Velux rooflight.

Shower Room: 1.97m x 2.85m (6'6" x 9'4") with Carrara marble effect porcelain wall and floor tiling, large walk-in pressurised shower, glass shower door, Design Emporium stylish modern

bathroom suite fitted with Perrin & Rowe fittings and finishes: wall hung wc, wall hung wash hand basin with mirror over and storage underneath, heated towelrail, large Velux rooflight

Bedroom 4: 4.72m x 3.00m (15'6" x 9'10") large double bedroom to the front with carpet flooring, recessed lighting, good range of built-in wardrobes, and large Velux rooflight

Eaves Storage: 1.97m x 3.67m (6'6" x 12') Excellent space for storage.

BER Information

BER: A2. BER No: 111894812.

EPI: 49.75 kWh/m²/yr.

Eircode

A94 TT68





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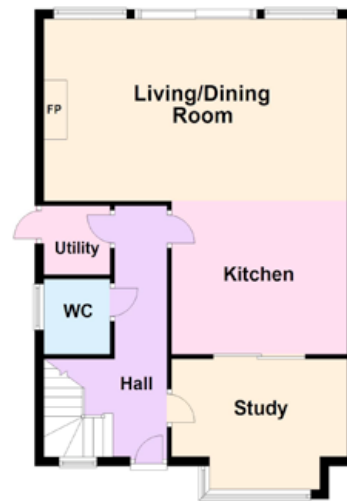
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FLOOR PLANS Not to scale - for identification purpose only.

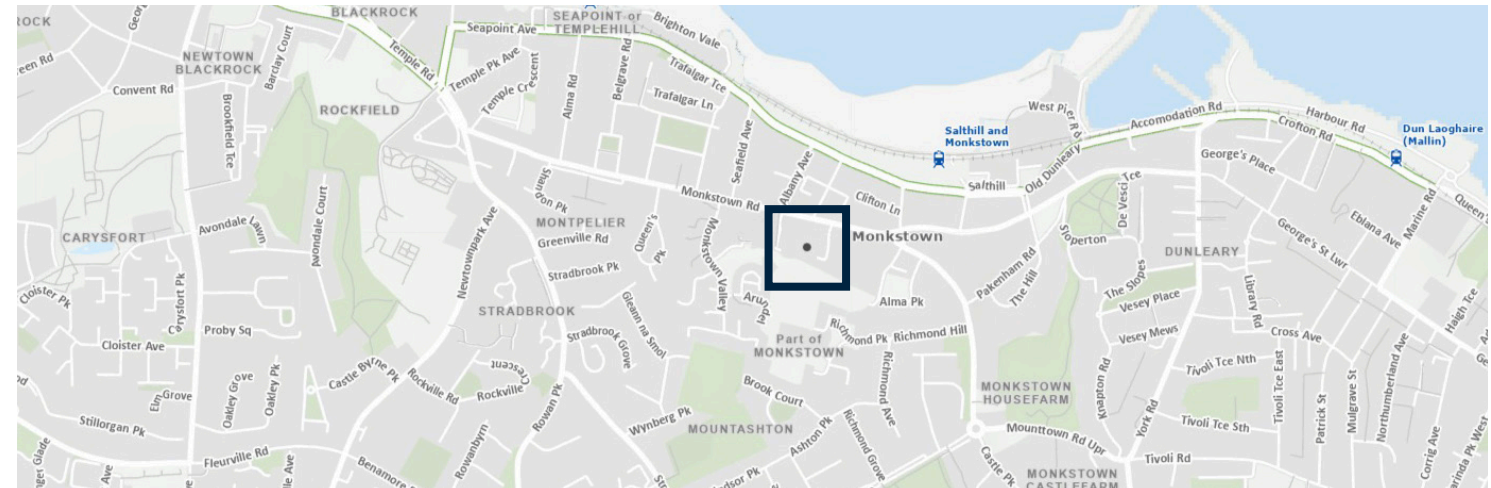
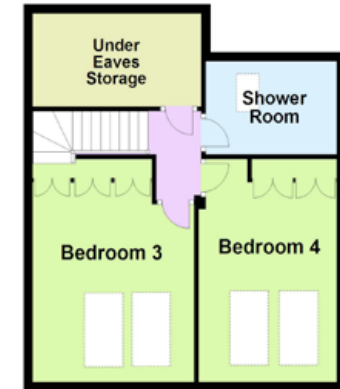
Ground Floor



First Floor



Second Floor



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