

73 CLONKEEN ROAD

Deansgrange, Blackrock, Co. Dublin

FOR SALE



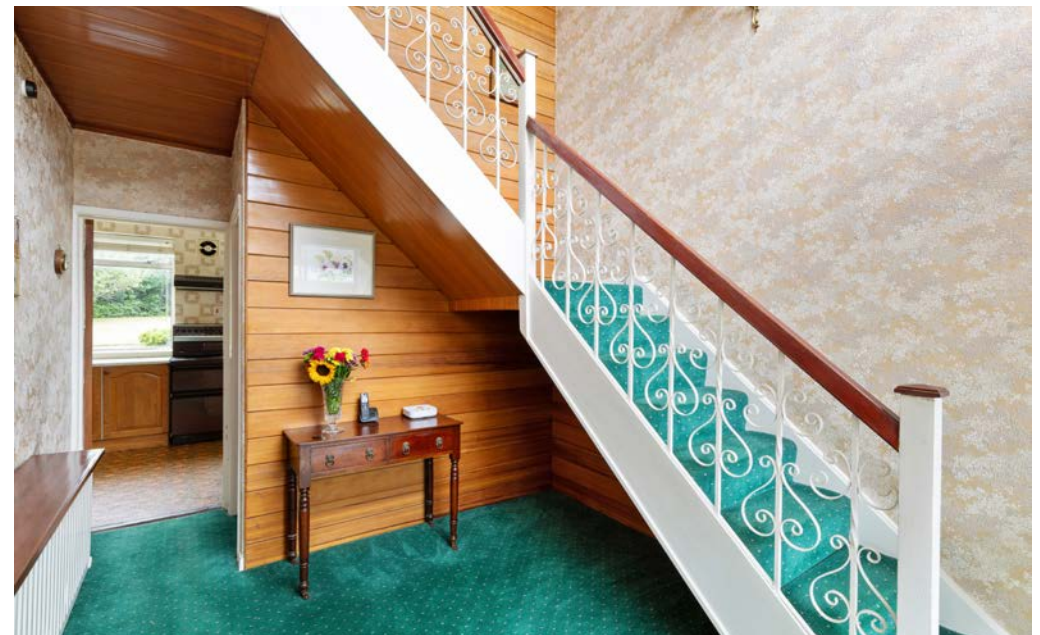
BER E1



73 CLONKEEN ROAD

No 73 offers exceptional living accommodation extending to approximately 120 sq. m / 1,302 sq. ft. (excluding garage) which adds an additional 30 sq. m / 327 sq. ft. This detached 4-bedroom family residence is perfectly situated on approximately 0.2 acres, has great potential for extending (subject to planning permission) and features off street parking with a secluded west-facing rear garden.

Upon entry, you're greeted by a welcoming double-height hallway. To the left of the hallway, the bright and spacious living room with full-height windows overlooks the front garden and has an original open fireplace.







ACCOMODATION

It leads into the dining room with access to a conservatory and direct access to the rear garden. Continuing through the hall is a good-sized kitchen, with shaker-style pine units, ample natural light and an eating area. A garage, conveniently accessible from the kitchen houses a gas boiler and has direct access to the rear garden, enhancing the practicality of this space. A downstairs WC completes the accommodation on the ground floor.

There are four good-sized bedrooms on the first floor, two of which have fitted wardrobes. Two bedrooms overlook the rear garden and all benefit from plentiful natural light. The shower room includes a wash hand basin, and there is separate WC located adjacent to the shower room. Externally, the delightful and private rear garden features a patio area, ideal for outdoor relaxation. There is an outside storage area and WC. The mature front garden with lawn and planting provides ample off-street parking. This wonderful, detached home has retained some of its original features, adding to its overall character.









LOCATION

Clonkeen Road is an ideal residential area combining suburban tranquillity with convenient access to urban amenities. Nearby villages include Deansgrange, Cabinteely, Stillorgan and Blackrock offering a variety of local shops, cafes, and dining spots. Cabinteely, Blackrock and Stillorgan Shopping Centres provide a wide range of retail options, from boutiques to large supermarkets, ensuring residents have everything they need close by. Sports enthusiasts can enjoy prestigious golf clubs such as Foxrock Golf Club and Carrickmines Golf Club, Meadow Vale Tennis Club and Blackrock Bowling Club, yachting

facilities at the Royal St. George Yacht Club and National Yacht Club in Dun Laoghaire are all close by. Cabinteely Park and House on 45 hectares is a 3 minute drive away.

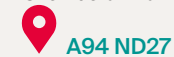
The area boasts top private and national schools including Blackrock College, Willow Park School, St. Andrew's College, Clonkeen College, St Brigids Boys and Girls national school and Newpark Comprehensive School.

Transport links are excellent with several Dublin Bus routes, DART stations in Blackrock and Dun Laoghaire, and the Luas Green Line in Sandyford and Stillorgan. The N11 together with The M50 motorway is easily accessible,

and Dublin Airport is about a 30-minute drive away, with Aircoach services providing direct airport connections. This makes Clonkeen Road a highly desirable location for families, professionals, and retirees.

LOCATION MAP

Click below to view the location map for 57A Leeson Park



PROPERTY DETAILS

FEATURES

- GFCH
- Garage accessible from house
- Alarm
- West facing rear garden
- Potential to extend (subject to planning permission)
- Close to the N11 with easy access to M50 and Dublin Airport
- Within close proximity to UCD Campus and Smurfit Business School



SIZE

Approx. 120 sq. m / 1,302 sq. ft. excluding garage

BER

BER: E1 | BER No: 117634220 | Energy Performance Indicator: 330.82 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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