

# Hamptons

INTERNATIONAL



**4 Clonkeen Lawn, Clonkeen Road, Deansgrange, Blackrock, Co. Dublin, A94C7V0**

4  3  2 

GUIDE PRICE


**£850,000**

**(€975,000)**

## Property details



### Attributes

-  Private parking
-  Garden

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## Description

4 bedroom house for sale OPEN VIEW SATURDAY 9th MAY 11.30 to 12.00 Please email rockroad@dng to pre-register DNG is delighted to bring this superb property to market in an excellent location. This bright, welcoming home is presented in excellent condition and ready to go, offering a thoughtful layout, high-quality finishes, and modern comforts that will appeal to a wide range of buyers. From the moment you approach, the attractive brick façade and curb appeal set the tone for what lies within. The property greets you with a striking exterior, complemented by a gated cobblelock driveway that provides secure off-street parking and adds immediate sophistication to the entrance. Inside, you'll discover a design focused on flexible living and everyday practicality. The accommodation comprises four double bedrooms, including a spacious main bedroom with its own ensuite, ensuring comfort and privacy for all residents. Two well-proportioned reception rooms offer versatile spaces for entertaining, family time, or a dedicated home office or media area. The interior showcases high-quality finishes throughout, from refined joinery to premium fittings, creating a cohesive, luxurious feel. A practical utility room adds convenient storage and laundry functionality to daily living. The private rear garden offers a tranquil outdoor space with low-maintenance landscaping, ideal for outdoor dining, children at play, or simply unwinding in the fresh air. A block-built shed provides additional storage for tools, equipment, or garden essentials. Location is everything, and this home excels in this area. It sits in an excellent, sought-after spot with effortless access to the N11 and frequent public transport options, making commuting and city access straightforward. You'll also benefit from proximity to a range of top schools, including both primary and secondary options, all within easy reach for families. Clonkeen Lawn, just off Clonkeen Road, is convenient to a host of services and amenities in Deansgrange, Cornelscourt, and Cabinteely Villages. A short drive brings you to the town centres of Dún Laoghaire and Stillorgan, with abundant public transport options available. The N11/QBC corridor provides easy city-centre access with buses such as E1, E2, L26, and L27 nearby, and Dublin Bus routes, the DART, and LUAS are all within easy reach. The area is well-served by South County Dublin's finest schools, including Kill of the Grange, Holly Park, St. Brigid's (boys and girls), Educate Together, Clonkeen College, Loretto Foxrock, and Newpark, with St. Andrew's and UCD accessible via public transport. This property offers an outstanding combination of space, practicality, and a highly desirable location. Don't miss the chance to make this well-presented, move-in ready family home yours. For more details or to arrange a viewing, please contact DNG Rock Road.

**FEATURES**

- Four double bedrooms, including one ensuite
- C. Sqm. / sq.ft.
- Two reception rooms for flexible living
- Utility room for convenience and practicality
- Gated front driveway for secure parking
- Low-maintenance back garden
- Excellent location near the N11 and public transport
- Proximity to top primary and secondary schools
- Presented in excellent condition and ready to go

**ACCOMMODATION**

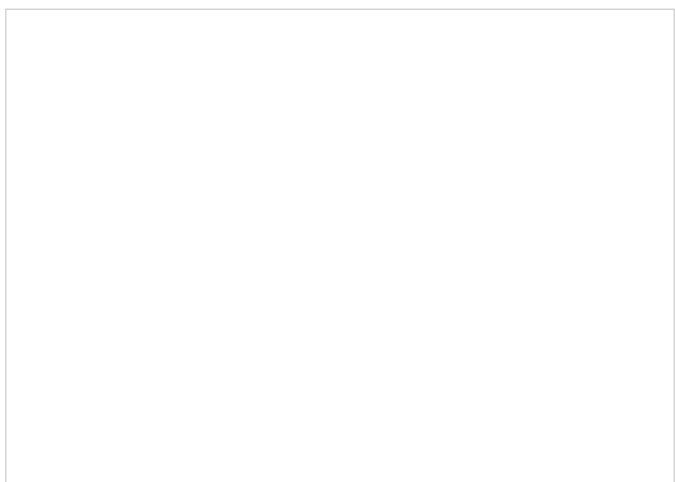
Entrance  
Hallway  
Living Room  
Dining Room  
Kitchen  
Utility  
Family Room / Study  
Guest W.C.  
Bedroom 1  
Ensuite  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom



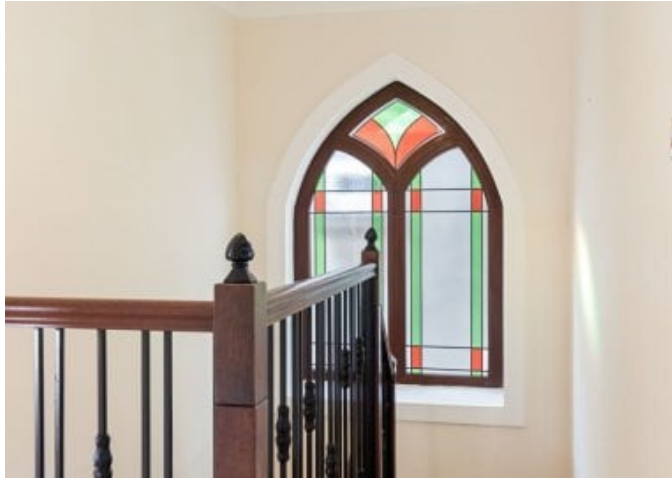








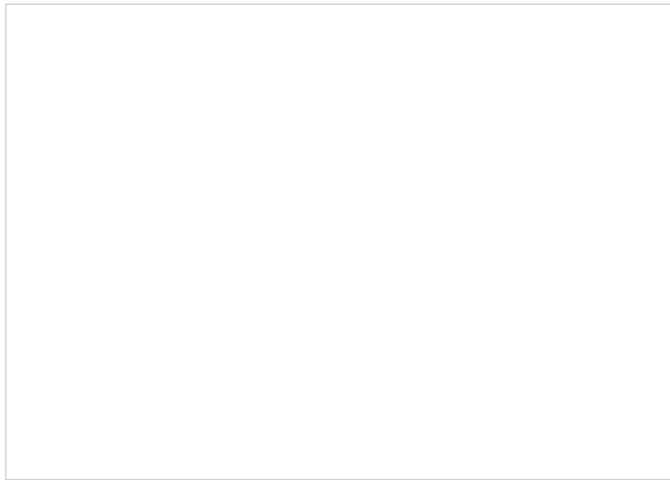










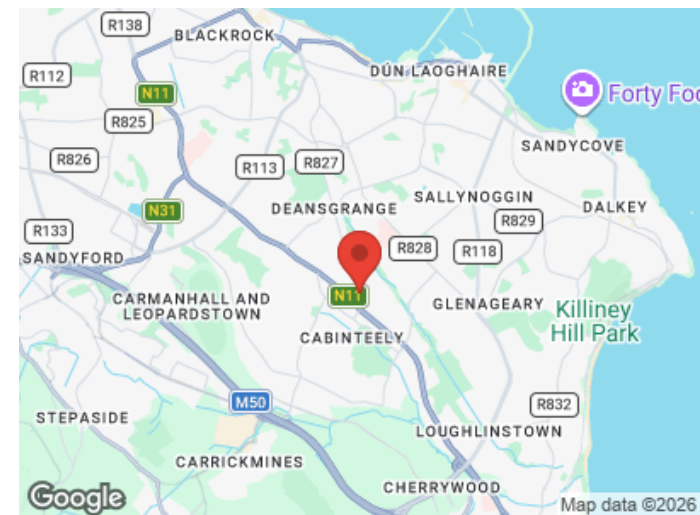
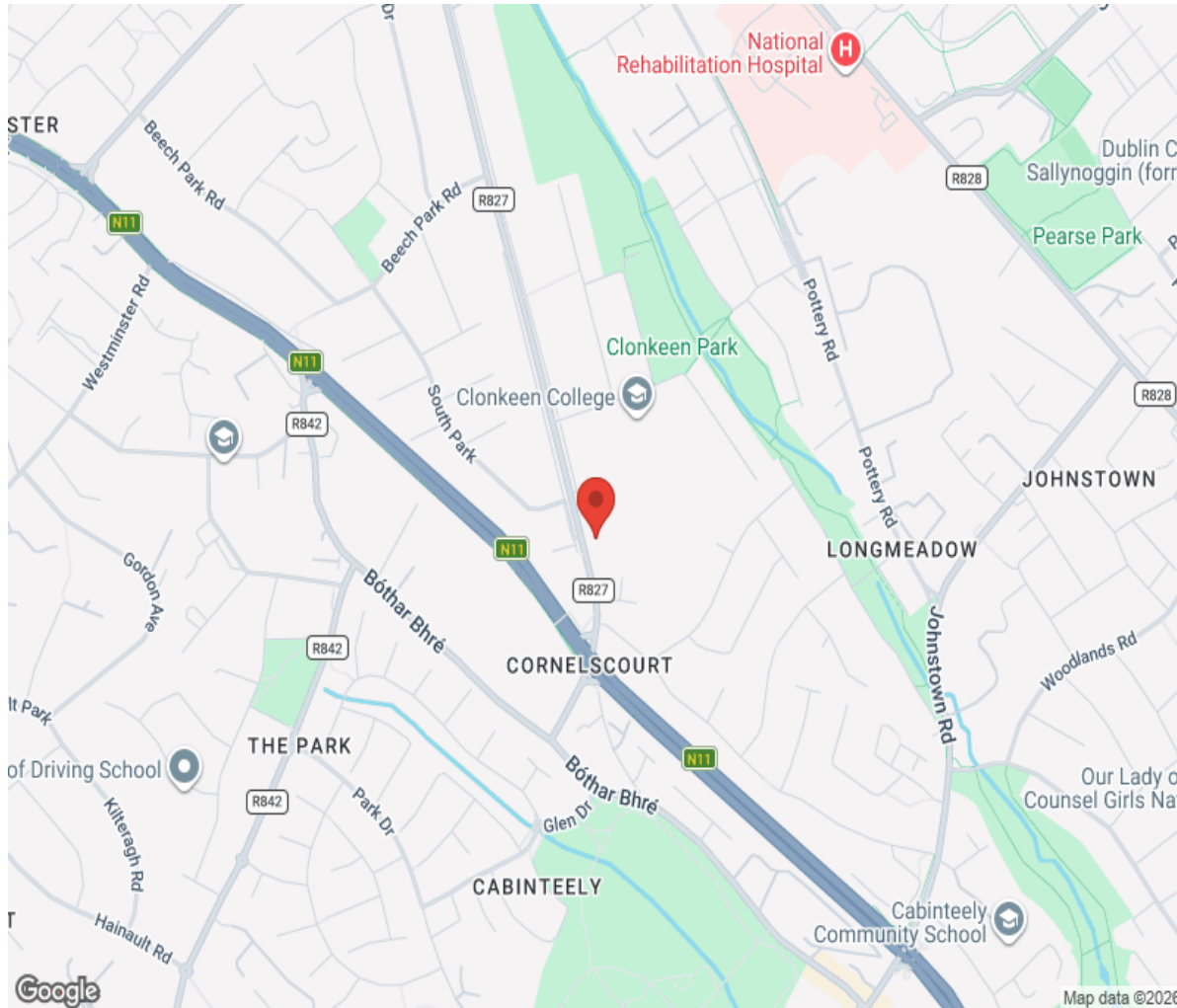




# Floor plan



# Location



# Hamptons

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