



BER C3

2 Milltown Avenue,
Mount Saint Annes,
Milltown, Dublin 6

owenreilly

For Sale By Private Treaty

2 Milltown Avenue, Mount Saint Annes, Milltown, Dublin 6



DESCRIPTION

A most attractive, light-filled three bedroom townhouse presented in turn-key condition with a sunny rear garden and two designated car parking spaces. Number two is ideally located on a quiet cul de sac in this upmarket development in the heart of Milltown with private Luas access. Hugely sought after location with a range of amenities on the doorstep and a short distance from Donnybrook, Dundrum Town Centre and Ranelagh. The interior comprises a bright entrance hall, a living room with feature fireplace, a SieMatic kitchen fully equipped with integrated appliances, three bedrooms (master en-suite) and a family bathroom. Must be viewed to be appreciated.

LOCATION

Milltown is one of Dublin's most enviable locations well served by schools, transport links and a host of shops and eating places. Neighbouring suburbs include Donnybrook, Ranelagh and Dundrum with a great selection of shops, cafes, bars, restaurants and entertainment. A short trip on the Luas brings you to Dublin city centre or the Dundrum Town Centre in a matter of minutes. The area is well served by Dublin bus.

SPECIAL FEATURES

- Modern three bedroom townhouse
- Bright well laid out interior
- Gas fired central heating
- Timber framed double glazed windows throughout
- Two designated car parking spaces
- Sunny garden to rear
- Conveniently located minutes from Ranelagh and Donnybrook
- Close to a number of primary and secondary schools
- Private access to Luas stop at Milltown
- Minutes from Dundrum Town Centre and South Dublin city centre by Luas

OTHER

Floor area: 87 Sq. M.
BER: C3

NEGOTIATORS

Viewing by appointment only with
Owen Reilly & Emer Costello



ACCOMMODATION

Entrance Hall (1.38m x 0.93)

Inviting entrance hallway with tiled flooring.

Bedroom 3 (3.42m x 2.40m)

Carpet flooring, recessed ceiling lighting.

Living Room (5.66m x 3.40m at widest point)

Bright room featuring semi-solid timber flooring and fireplace with gas fire inset. Door to rear garden.

Kitchen (4.97m x 2.87m)

Featuring a SieMatic fitted kitchen with a range of floor and wall units, integrated fridge freezer, oven, hob, extractor fan, dishwasher, washing machine, tiled flooring. Door to under stair storage.

Master Bedroom (4.65m x 2.73m)

Double bedroom with built-in wardrobes.

En suite (2.56m x 1.20m)

Tiled flooring, part tiled walls, built in storage, whb, wc and shower cubicle.

Bedroom 2 (3.51m x 3.22)

Double bedroom with built-in wardrobes.

Bathroom (2.36 x 1.70)

Tiled flooring, part tiled walls, built in storage, wc, whb and bath with shower overhead.

Outside

East facing rear garden with paved patio area.



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Everything we touch turns to...

ALL ENQUIRIES

1 Milltown Centre, Milltown, Dublin 6

T 01 283 0200 E sales@owenreilly.ie

W www.owenreilly.ie

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