

owenreilly

FOR SALE BY PRIVATE TREATY



**46 MILLBROOK VILLAGE,
MILLTOWN,
DUBLIN 6.**

BER D1

DESCRIPTION

Owen Reilly presents this charming two bedroom townhouse situated on a quiet cul de sac in this mature development just off the Milltown Road close to a host of amenities. Number 46 is presented in turnkey condition and benefits from a beautifully presented landscaped garden to rear. All residents in Millbrook village have the use of a private gym, tennis court as well as a laundry room, something that is rare to find in Dublin. Accommodation comprises of a porch, living room to the front, kitchen to the rear with a downstairs w/c. Upstairs there are two double bedrooms and a main bathroom. The private garden to the rear also has a shed. This lovely home is suited to first time buyers or buyers trading down seeking to live in a long established neighbourhood with a host of amenities nearby. Must be viewed to be appreciated.

LOCATION

Millbrook Village is a mature and hugely sought after development ideally located in the heart of Milltown Village. Milltown has a host of amenities to offer which includes crèches, a dentist, a gym, a laundrette, Wilde & Green and the Ember restaurant as well as the Dodder river walk. Millbrook Village is also very close to Donnybrook & Ranelagh villages and Dundrum Town Centre. The area is serviced by many transport links including the LUAS green line, 44 & 61 Dublin bus route and the N11 & M50 are within easy reach.

SPECIAL FEATURES

- Turn-key condition
- Quiet cul-de-sac setting
- Parking
- Separate kitchen and living room
- Beautifully manicured garden to the rear
- Cobble lock drive to the front
- Full use of tennis court and laundry room
- Excellent location
- Host of amenities nearby.



ACCOMMODATION

Porch (1.36m x .96m)

Living room/Dining Room (4.32m x 3.53m)

Bright and spacious with timber flooring and an open fireplace.

Kitchen (3.52m x 3.17m)

Range of fitted floor and wall units with a tiled floor and wall. Oven, hob, and hood, and a fridge/freezer. Access to the private garden to the rear.

Downstairs WC (1.93m x .75m)

WC and WHB .

Rear porch (1.52m x .87m)

Tiled with access to rear garden. (Garden 8m x 4m)

Bedroom 1 (3.51m x 3.11m)

Double bedroom with timber flooring and built in wardrobes.

Bedroom 2 (3.55m x 2.64m)

Double bedroom with timber flooring and mirror sliding wardrobes.

Bathroom (2.67m x 1.46m)

Coloured three piece suite with a built in cabinet.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Angela McCabe

FLOOR AREA

c. 64.6 Sq. M

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

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