



Asking Price €545,000



Mason Estates are delighted to present No. 116 Saint Columbanus Road to the market—a recently refurbished mid-terrace two-bedroom home, perfectly positioned opposite a green area and just a short stroll from the Milltown LUAS stop.

Situated close to local shops, within easy reach of Churchtown Village, Dundrum Town Centre and wide choice of premier schools.



Accommodation

Total Floor Area: 70m2/ 753sq. ft. Approximately

ENTRANCE HALL: 3.29m x 1.72m

With under stairs storage, laminate wood flooring and doors to..

HOME OFFICE: 3.72m x 2.70m

Located to the front with a feature fireplace and laminate wood flooring.

LIVING/DINING-ROOM: 3.25m x 4.53m

Excellently proportioned living-room with a feature fireplace and wood burning stove, built-in shelving, laminate wood flooring and door to the kitchen.

KITCHEN: 3.01m x 1.54m

Modern kitchen with tiled floor and splashback, ample wall and floor units, drawer space, and door to the garden.

UPSTAIRS

BEDROOM 1: 3.72m x 4.51m

Master bedroom to the front with laminate wood flooring, two windows overlooking the green area, built-in wardrobes and shelving.

BEDROOM 2: 3.25m x 2.96m

Double bedroom to the rear with laminate wood flooring and a window overlooking the garden.

BATHROOM: 2.31m x 1.50m

With tiled floor, splashback and bath area, electric shower, built-in storage unit, w.c, and wash-hand-basin.

GARDENS:

Low-maintenance front garden with walkway and could be converted into a driveway. c.12m/39ft long walled rear garden with a south-facing aspect

GENERAL POINTS: SERVICES: UTILITIES:

BER is C3 and the number is 108779489

Gas-fired central heating

Double-glazed future-proof windows



Special Features

Turn-key Home
 Recently refurbished
 Minutes walk to Milltown Luas Stop
 Home office
 South-facing rear garden
 Facing a large green of recreational space
 Wide choice of some of Dublin's Top performing schools
 Close to Dundrum, Clonskeagh and Milltown villages
 Located along the Dodder Walkway

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 The property has double-glazed windows.



Measurements Deemed Highly Reliable But Not Guaranteed.

