

116 Saint Columbanus` Road | Milltown |



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.



1 Main Street, Dundrum, Dublin 14. [D14 XV10 | +353 1 2951001 | dundrum@masonestates.ie](mailto:dundrum@masonestates.ie)
87 Terenure Road North, Dublin 6. [D6W HY31 | +353 1 4909014 | terenure@masonestates.ie](mailto:terenure@masonestates.ie)
148 Phibsboro Road, Phibsboro, Dublin 7. [D07 CX7P | +353 1 8304000 | phibsboro@masonestates.ie](mailto:phibsboro@masonestates.ie)
PSR Licence No. 001459



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

Excellent 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

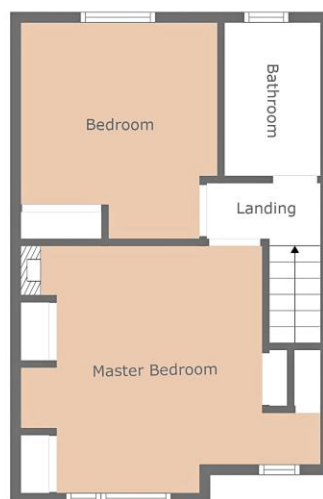
Turn-key Home
 Recently refurbished
 Minutes walk to Milltown Luas Stop
 Home office
 South-facing rear garden
 Facing a large green of recreational space
 Wide choice of some of Dublin's Top performing schools
 Close to Dundrum, Clonskeagh and Milltown villages
 Located along the Dodder Walkway

GENERAL POINTS: SERVICES: UTILITIES

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 The property has double-glazed windows.



Floor 1



Floor 2

Measurements Deemed Highly Reliable But Not Guaranteed.

