

# 4 THE COPSE, MILLERS GLEN, SWORDS, CO. DUBLIN

\*\*\*\*COLMAN GRIMES ESTATE AGENTS\*\*\*\* are delighted to present this exceptional 3 bed, 3 bath end terraced property with loads of extras. It is well proportioned boasting 113 sq.m floor area, cobblelock driveway for 3 cars, enclosed side storage and large garden to rear. Inside is pristine throughout and is presented in showhouse condition. This property is a must see to all Swords house buyers!

## **HIGHLIGHTS:**

- A Rated with Solar Panels giving a low cost energy efficient home
- Superb quality fitted kitchen and shaker wardrobes by Cawleys Furniture
- Cobblelock driveway for 3 Cars Enclosed side access
- Main bathroom, Guest toilet & Ensuite tastefully finished
- Fabulous rear garden

# FOR SALE €335,000





## LOCATION

Millers Glen is a new estate located situated in Swords only a few minutes' drive to the busy Main Street and Pavilions Shopping Centre giving a great of selection of shops, restaurants, cafes and bars. Dublin Airport is also only a short drive and you are into Dublin City Centre in 30 minutes. It is also located close schools and other amenities.

### ACCOMMODATION

**GROUND FLOOR** 

**Glass Panel PVC Door to** 

#### HALLWAY (c. 6.20 m x 2.19m)

Spacious entrance hallway – Understand storage – Laminated timber flooring – Built in shoe storage cabinet – Brown ceramic flooring

LIVINGROOM (c. 4.04 m x 3.89m)

Bay window – Electric fire with steel graphite frame – Laminate timber flooring – Tastefully finished timber cladding around TV corner

**GUEST TOILET (c. 1.51 m x 1.47m)** 

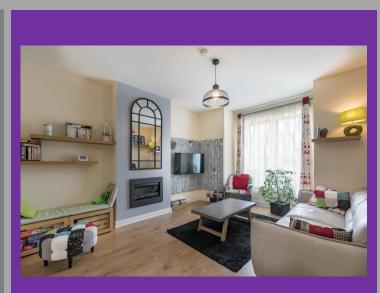
White suite – Toilet – Wash hand basin on pedestal – Towel radiator – Built in cabinet – Brown ceramic tile flooring

KITCHEN / DININGROOM: (c. 3.89m x 5.31m)

High quality fitted kitchen units, presses & countertop by Cawleys furniture – All modern kitchen electrics included including dishwasher, Schott Ceran hob, extractor hood, Whirlpool double oven – Grey ceramic tile flooring, white backsplash tiling

UTILITY ROOM: (c. 2.08m x 1.53m)

Countertop – Plumbed for washing machine – Ceramic tile flooring



Livingroom



Kitchen



Garden



'One Solution to all your property needs'



Main Bathroom



Master Bedroom 1



Double Bedroom 2

#### FIRST FLOOR

Stairs & landing incorporating hot press with plenty of storage shelves

SINGLE BEDROOM 1(c. 3.32m x 2.36m)

Large single bedroom – Built in Shaker wardrobes (2 Door) – Laminated timber flooring

DOUBLE BEDROOM 2 (c. 4.52m x 2.89m)

Spacious master bedroom – Bay style window overlooking green area – Built in shaker wardrobes (4 door) – Laminated timber flooring – <u>Door to</u>

ENSUITE (c. 1.69m x 2.28m)

White suite – Wash hand basin on pedestal – Circular glazed shower door – Shower mixer taps – Tastefully finished wall tiling - Ceramic tile flooring – Towel radiator

DOUBLE BEDROOM 3 (c. 3.38m x 3.02m)

Good sized double bedroom – Built in wardrobes (3 door) – Laminated timber flooring

BATHROOM (c. 1.93m x 2.23m)

White bathroom suite – Toilet – Wash hand basin with under cabinet – Bathtub – Shower mixer taps – Toilet rail radiator – Vinyl floor tiling

ATTIC - Stira stair case - Part floored

OUTSIDE

FRONT

Impressive cobblelock driveway for 3 cars – Bow top railings – Garden bed with shrubs – Bin storage unit

#### REAR

Large enclosed rear garden patio and lawn – Fenced in – Patio area – Raised bed & built in seating – The side access has been enclosed for further storage.

#### OTHER

**BUILT: 2015** 

**HEATING: Gas Central Heating** 

**MANAGEMENT FEES - No** 

**PARKING – Driveway for 3 cars** 

TOTAL SIZE - 113 SQ.M / 1,216 SQ.FT



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# So you like this property and want to make an offer or arrange a second viewing?

Feel free to discuss with our agent at the viewing or simply contact us on our details set out below

## Need a valuation on your property ? Call us now on 01-4670838 for a FREE valuation. We would be delighted to assist you!

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Disclaimer: Whilst every care has been taken in preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.



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