

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)

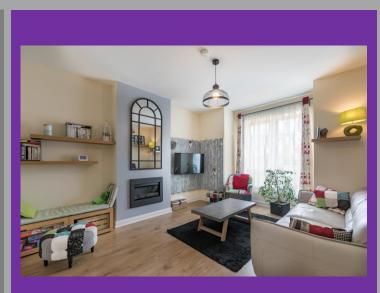
White suite – Toilet – Wash hand basin on pedestal – Towel radiator – Built in cabinet – Brown ceramic tile flooring

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



'One Solution to all your property needs'



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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