



## ***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**

**BER A3**

## 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 – Door to**

**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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