

owenreilly

FOR SALE BY PRIVATE TREATY



9 RAMLEH HALL,
MOUNT ST ANNES,
MILLTOWN,
DUBLIN 6.

BER C3

DESCRIPTION

A superbly presented two bedroom ground floor apartment with an extremely generous terrace overlooking beautifully manicured grounds in the highly sought after Mount St Annes development in the heart of Milltown. Number nine is in excellent condition throughout having been well cared for and enhanced by its current owner. Features include a corner position, secure underground car space, fully fitted kitchen with integrated appliances, two spacious double bedrooms both with terrace access, two bathrooms and private access to the LUAS. Accommodation comprises an entrance hall, large living room, kitchen, two double bedrooms (master en-suite), main bathroom and storage press. Viewing here is highly recommended.



LOCATION

Mount St Annes is one of Dublin's most prestigious developments with private access to the Milltown Luas Stop. Nearby Donnybrook, Milltown and Ranelagh villages offer a host of stylish restaurants, bars, shops and amenities. The area is also served by several schools and UCD and Trinity are a short commute away. Access to Dundrum town centre and the city centre is easy via the Luas.



SPECIAL FEATURES

- Turn-key condition
- Spacious, light filled interior
- Corner position with attractive views of communal grounds
- Secure underground parking space
- Private access to the Luas
- Generous wrap around terrace, perfect for outdoor entertaining during the summer or somebody who enjoys pottering around a low maintenance garden
- On the doorstep of the Dodder River walk



ACCOMMODATION

Entrance hall (3.92m x 1.08m)

Inviting entrance hall with alarm and timber floor.

Living/dining (4.78 x 3.63)

Spacious, light filled room with views over the attractive manicured grounds. Features a timber floor and spot lighting.

Kitchen (3.46m x 1.76m)

Fully fitted kitchen with integrated appliances, corner window and tiled floor.

Bedroom 1 (5.12m x 2.91m)

Large double bedroom featuring built in wardrobes, timber floor with terrace access.

En-suite (1.96m x 1.83m)

Tiled floor with shower, wc and whb.

Bedroom 2 (5.03m x 2.81m)

Double bedroom featuring built in wardrobes and timber floor.

Bathroom (1.95m x 1.81m)

Featuring a white three piece suite, built in mirror and a fully tiled floor.

Large wrap around terrace (14.66m x 4.3m)



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Angela McCabe

FLOOR AREA

c. 70 Sq. M

BER RATING

C3



Everything we touch turns to...

ALL ENQUIRIES

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