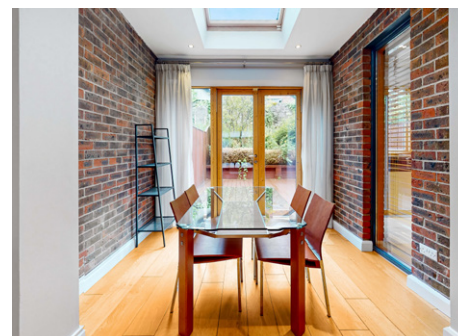


6 CORN MILL ROW, Distillery Road, Drumcondra, Dublin 3, D03 N884



Suberb Three-Bedroom + Study House

BER C1

Large three bedroom plus study townhouse in a superior quality modern development in a great city location



THE PROPERTY

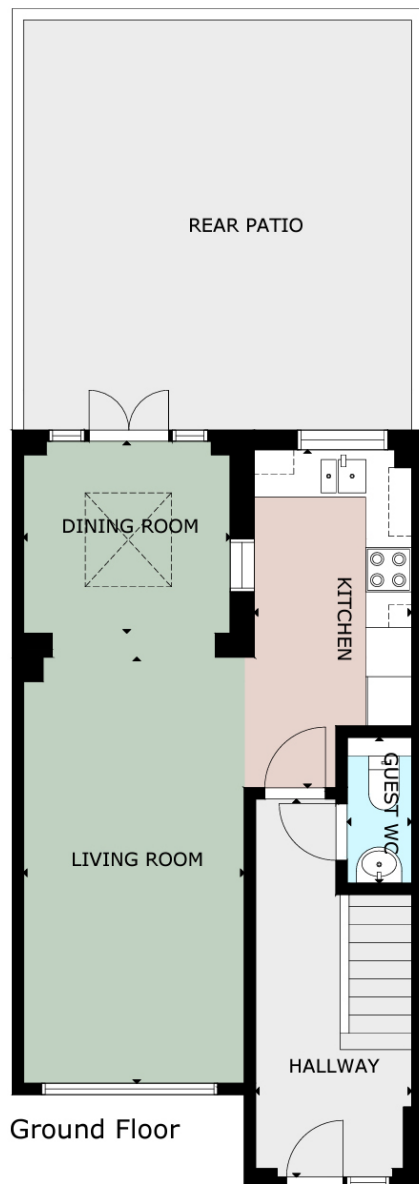
- Hooke & MacDonald are delighted to bring for sale by private treaty this superb 3 bedroom plus study townhouse in excellent condition with two designated car park spaces.
- No. 6 Corn Mill Row is a large three bedroom plus study townhouse in a superior quality modern development in a great city location.
- Situated just off Clonliffe Road, on Distillery Road. It is within walking distance of Croke Park and has easy access to the City Centre, IFSC, docklands, Trinity College, and Dublin airport is only a short drive away.
- The numerous amenities of Drumcondra, Fairview, Clontarf, and Phibsborough are all within easy reach; these include shops, restaurants, cafes, churches, schools, colleges, hospitals, Dublin City University, leisure and sports facilities, parks and walkways; and The Croke Park Hotel is within walking distance. There are excellent transport links for busses and trains at Drumcondra Station and easy access to the M50.
- No. 6 Corn Mill Row extends to 109 sq.m (1,173 sq.ft) and comprises an entrance hall, large open plan living room and dining area with a sunny large decked private patio, there is a fitted kitchen just off the living/ dining area.
- There is a cloakroom with WC under the stairs. On the first floor there are two double bedrooms and the main bathroom and then the master bedroom with ensuite is on the second floor along with a study/home office and a storeroom off it.

FEATURES

- Electronic security gate to development with intercom to house
- Two designated car park spaces
- Extensive landscaped grounds in the development
- Superbly designed Townhouses and apartments
- Fitted kitchen with polished black granite worktops
- Integrated kitchen appliances
- Stylish Shires bathroom and ensuite
- Wall and floor tiling in bathroom and ensuite
- High quality plush veneer internal doors
- Brushed Chrome switches and sockets in living area
- Townhouse in good condition, furnished ready to move into







SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

ACCOMMODATION SCHEDULE

Hallway: With understairs WC

Living Area: 5.56m x 2.89m

Timber floors.

Dining Area: 2.71m x 2.33m

Bright south facing room with feature brickwork walls and timber floors. Large sunny landscaped decked patio off dining area.

Kitchen: 3.58m x 2.04m

Kitchen with a full range of presses and built-in appliances and tiled floor.

Bedroom 2: 2.98m x 2.91m

Double bedroom with built-in wardrobes.

Bedroom 3: 2.91m x 2.52m

Double bedroom with built-in wardrobes.

Bathroom: 3.22m x 1.81m

Tiled with quality sanitary ware.

Master Bedroom: 3.95m x 2.76m

Spacious double bedroom with en-suite bathroom.

Study/Home Office: 2.41m x 2.05m

Study/Home Office with velux window and access to attic storage room.



ORDNANCE SURVEY LICENCE NO. AU0009525 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

SERVICE CHARGE:

Currently approximately €1,371.55 per annum

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C1

BER No. 105033419

Energy Performance Indicator: 169.46 kWh/m²/yr



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Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.