

**27 Merton Crecent, Mount Saint Annes,  
Milltown, Dublin 6, D06 NY84**



Located in this prestigious, sought after development of Mount Saint Annes, this spacious 4 bed roomed townhouse of c.1,335 sq.ft. (c.124 sq.m.) was designed by O'Mahony Pike Architects. Situated in a quiet cul de and having direct access to Milltown LUAS stop, this family home is adjacent to a host of amenities including local shopping and cafes in Milltown & Ranelagh, and Dundrum Town Centre or the City Centre are just a few LUAS stops away.

A number of some of Dublin's finest schools are just minutes away including Alexandra College, Gonzaga, Muckross Park & St Kilians.

#### ACCOMMODATION:

- Hall: 20'10" x 6' 5" With wood floor. Cloaks / storage press.
- Guest w/c With w/c & washbasin. Tiled floor.
- Kit/B'fast: 10' 0" x 7' 7" With tiled floor. Range of fitted units incorporating fridge/freezer & microwave. Plumbed for dishwasher.
- Utility: Plumbed for washing machine.
- Lounge: 18' 8" x 13' 8" With fireplace incorporating gas fire. Door to balcony
- Bedroom 1: 14' 1" x 12' 4" With built in wardrobes.
- EnSuite: 6' 4" x 5' 4" With shower, w/c & washbasin. Tiled floor.
- Bedroom 2: 13' 8" x 12' 3" With built in wardrobes. Wood floor.
- Bedroom 3: 10' 7" x 8' 0" With built in wardrobes. Wood floor.
- Bedroom 4: 9' 6" x 8' 6"
- Bathroom: 6' 6" x 6' 3" With bath, w/c & washbasin.

#### SOME FEATURES:

- Double glazed windows
- Gas fired radiator central heating
- 2 car parking spaces
- Terrace overlooking landscaped green space
- Residents access to LUAS
- Cul de sac setting
- Current service charge c.€1,492 p.a.
- Close to a host of amenities

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#### Negotiators:

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Martin O'Mahony FIPAV. PSRA licence no.001493



**Gross internal floor area:**  
c.1,335 sq.ft. (c.124 sq.m.)

**B.E.R:** C2. No.113577514.  
**EPI:** 175.67 kWh/m<sup>2</sup>/yr



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