



14 THE COURTYARD

Milltown Avenue, Mount Saint Annes, Milltown, Dublin 6 D06 F579



THE PROPERTY

Colliers International is delighted to bring to the market, 14 The Courtyard, Milltown Avenue, Mount Saint Annes, Dublin 6.

Mount Saint Annes is one of Dublin's most sought after residential developments. An O'Mahony Pike designed and a Park Development built development comprising of a mix of luxury apartments and townhouses. The property is situated to the front of the development and is very conveniently located and also benefits from private access to the LUAS. The villages of Milltown, Donnybrook and Ranelagh are nearby and offer a host of stylish restaurants including, Wilde & Green and Ember in Milltown, the local SPAR for local grocery shopping opposite the development, neighbourhood bars, shops and amenities in Ranelagh and Donnybrook. The area is also served by several schools and University College Dublin and Trinity College are a short commute away.

The accommodation consists of an entrance hall, a large separate kitchen breakfast room to the front of the property, guest WC, a large living room with access to the garden, two double bedrooms, an en-suite shower room and a main family bathroom. The property benefits from a low maintenance west facing garden which has the benefit of a side access.

Viewing is essential and highly recommended.



FEATURES

- Charming two-bedroom end of terrace house.
- Extending to approx. 109 sq.m / 1173 sq.ft
- Access to Attic
- Fully alarmed.
- Quality double glazed Rational windows.
- Low maintenance west facing garden with side access and outside tap
- Outside lights
- Gas fired central heating (new boiler 2014)
- 2 designated side by side car parking spaces
- Situated within the highly convenient Dublin 6 location.
- Private access to Milltown LUAS stop
Full time caretaker on site



ACCOMMODATION

ENTRANCE HALLWAY 3.56m x 2.29m
Under stair storage, alarm pad and intercom. Recess lighting

KITCHEN 6.05m x 3.58m
A bright custom-design kitchen with a good range of fitted units incorporating a timber worktop and splash back, stainless steel sink unit, NEFF oven, 4 ring hob, extractor fan, Indsesit washing machine, integrated NEFF dishwasher, Bosh fridge / freezer. The kitchen benefits from a large breakfast room area with two large picture windows. Recess lighting. Tiled floor

Guest WC
White suite incorporating whb and wc, heated towel rail, tiled floor and recess lighting.

LIVING / DINING ROOM 5.98m x 4.86m max
Fireplace – coal effect gas fire, shelving, recess lighting, timber floor, double doors to west facing garden

BATHROOM 1.87m x 2.50m
WC, wash hand basin with under press, bath & shower, heated towel rail and tiled floor & splashback.

*Stairs to upper landing
Access to attic*

BEDROOM 1 4.06m x 3.58m (max)
Fitted wardrobe,

ENSUITE 2.30m x 1.71m
WC, wash hand basin, shower cubical and tiled floor & splash back.

BEDROOM 2 2.98m x 4.86m
Wardrobe and box window

CONTACT



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VIEWING

Strictly by Appointment.

MANAGEMENT COMPANY

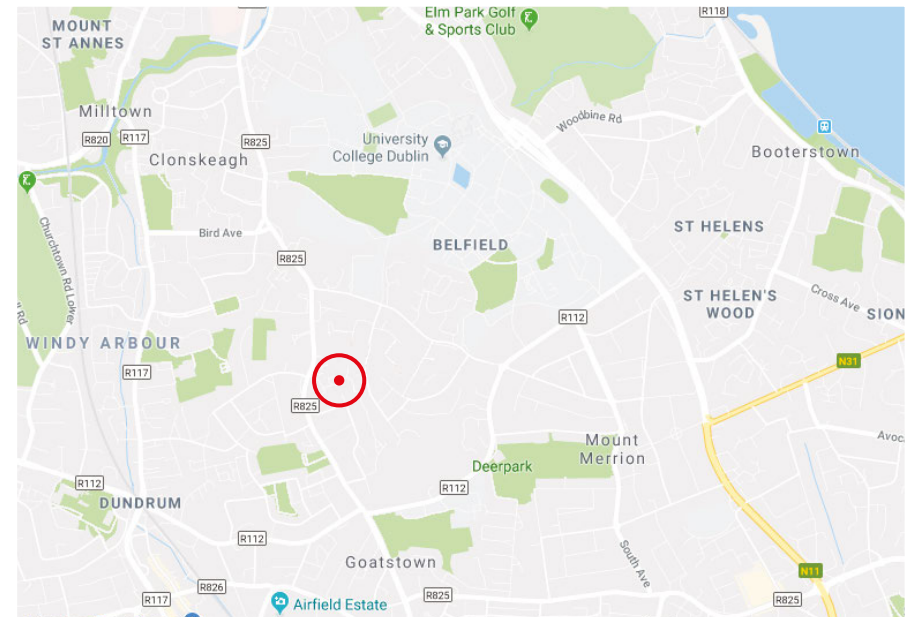
Petra Property management Limited
Service Charge: €800pa approx.



BER No. 110912920

DIRECTIONS

Travelling along Milltown Road turn at traffic lights opposite SPAR into Mount Saint Annes. The Courtyard is the first turn right and number 14 is the end house on your left hand side.



PLANS

