



88 Abbeyfield, Milltown, Dublin 6 D06V9W7

Beirne
& Wise



For Sale By Private Treaty

This is a most attractive own door, end of terrace, two bedroom, ground floor apartment. No 88 is nicely situated with a sunny aspect, in this mature leafy development just off the Milltown Road, within easy reach of Ranelagh and Donnybrook Villages. Abbeyfield is a premier low density development in the heart of Milltown with spacious well maintained landscaped grounds and ample car parking on site.

The accommodation is bright and airy with a well-designed internal layout maximising the use of space and will appeal to both home owners and investors alike. The accommodation comprises; Entrance with adjoining store/cloaks, living /dining room open to kitchen, two double bedrooms and bathroom with a north westerly facing patio area to the front and a south easterly patio on the bedroom side.

This is a much sought after area and with some justification, convenient to south Dublin's principal places of business and within minutes of St. Stephen's Green via the LUAS at Milltown. No 88 is just a stroll away from excellent local shopping, cafes and restaurants. Abbeyfield is convenient to UCD and a range of schools and colleges. There is a choice of buses to the city and beyond and the N11 and M50 are easily accessible not forgetting the leisurely walks along the river Dodder and the adjoining parklands.

Special Features

- Double glazed windows (tilt and turn.)
- Alarm System.
- Generous parking.
- Electric Storage Heating.
- Convenient location with LUAS stop at Milltown
- Floor area 58 sq.m. (624 sq.ft.) approx.

Accommodation

HALL

With an attractive panelled front door with stained glass insert, access to invaluable cloak / storage room.

LIVING / DINING ROOM

4.78m x 4.51m

This is a well-proportioned room with coved ceiling and centre rose, laminate timber flooring and twin low- level picture windows looking onto the secluded patio area. A false fireplace (with electric outlet) provides a focal point for this comfortable room. Open to;

KITCHEN

1.90m x 2.52m

Fitted with floor and wall mounted units with built-in ceramic hob, oven and overhead extractor unit complimented by a tiled splash back. There is space for a fridge and it is plumbed for a dishwasher and washing machine.



CORRIDOR

With access to Hot Press complete with laminate flooring.

BEDROOM ONE

2.52m x 4.42m

This is a double room with laminate flooring, built in wardrobes and low level window looking onto second patio area.

BEDROOM TWO

2.21m x 4.42m

This is another double room with laminate flooring and built-in wardrobes, again overlooking patio.

BATHROOM

This has a tiled floor and partial wall tiling with bath complete with electric shower unit, wc and whb with overhead vanity light.

GARDENS

There is a secluded walled patio area at the entrance to the apartment with a sunny north westerly aspect as well as a patio area outside the two bedrooms. The communal gardens are full of interest, set out in a formal style with gravelled walkway, lawn areas with an abundance of mature perimeter trees and shrubs providing year round interest. There is a generous onsite parking available.

MANAGEMENT COMPANY

Wyse Property Management Company

SERVICE CHARGE

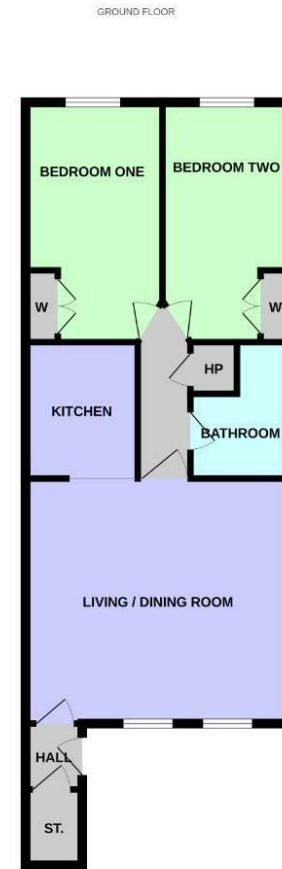
€1,228 per anum approx. subject to change

BER

Number: 116607946

Output: 285.30 kWh/m2/yr.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Beirne
& Wise**

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

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