

FOR SALE BY PRIVATE TREATY

44 TEMPLE HALL

MOUNT SAINT ANNES, MILLTOWN, DUBLIN 6

Asking Price

€580,000



BER B1

**Tom
O'Higgins**
ESTATE AGENT

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2 Bed – 2 Bath 80sqm / 864sqft

ASKING PRICE €580,000

Set on 4 acres of beautifully landscaped grounds located in the heart of Milltown, 44 Temple Hall is a luxurious first floor corner apartment in this exclusive, award-winning development by O'Mahony Pike Architects and Park Developments at Mount Saint Annes.

The stylish accommodation extends to 80sqm / 864sqft and is well proportioned throughout. It briefly comprises a spacious reception hall with hot press, utility room and main bathroom off. There are two spacious double bedrooms with the primary room ensuite and a fine open plan kitchen/living room with a truly sublime Southerly and Easterly aspect, the apartment is bursting with natural light benefiting from a wall of floor to ceiling Rationel windows.

The balcony overlooks the landscaped gardens and can be an open or enclosed space with sections of glass partition to shield you from the elements, a second narrower balcony wraps around the living room – a great spot to watch the morning sunrise.

The convenience of this location cannot be overstated with superb amenities including a variety of schools, fitness centres, public transport, and a selection of local shops, restaurants and bars. There is a private resident's access to the Luas green line, where Dundrum Town Centre is a 10-minute journey to the South and Grafton Street 14 minutes North.

FEATURES

- Luxury corner apartment
- Secure underground parking space
- Double glazed Rationel windows with pine finish
- Under floor heating
- Gas fired central heating
- Video intercom
- Private residents access to Luas
- Meticulously maintained grounds
- Service charge: €2,333 (2023)

BER

B1 No. 100235480 98.48kWh/m²/yr



ACCOMMODATION

Reception Hall

With hot press off. Video intercom.

Utility Room

Tiled floor. Countertop with storage below. Plumbed for washing machine.

Bathroom

Tiled floor to ceiling. Bath, with overhead shower. Vanity mirror with storage below w.h.b.

Balcony

A Scandinavian style balcony that can be an open or enclosed space with sections of glass partition to protect you from the elements. There is also a second balcony which wraps around the living space.

Bedroom (1)

A bright double room with carpet flooring, floor to ceiling fitted wardrobes, blinds and ensuite.

Ensuite

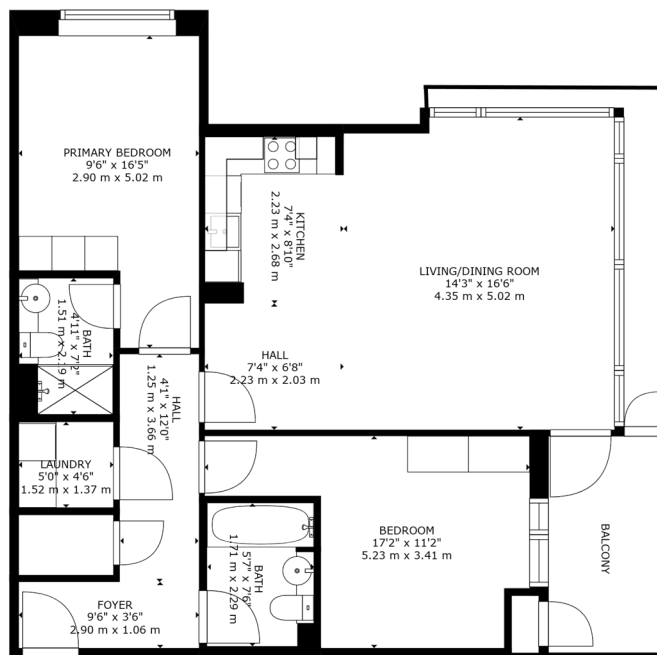
Tiled floor to ceiling. Large shower tray with dual shower heads. Vanity mirror with storage below w.h.b.

Bedroom (2)

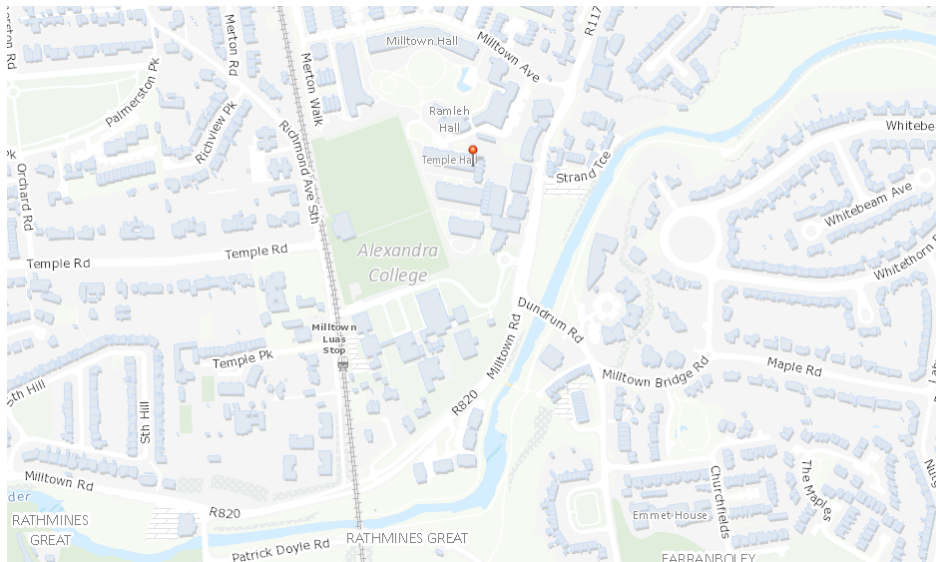
Double room with carpet flooring and fitted wardrobes and blinds.

Kitchen / Living Room

Modern fitted kitchen with polished granite counter tops and a range of integrated appliances. Dual aspect living space flooded with natural light with full length floor to ceiling Rationel windows with pine finish.



Not to scale. For identification only.



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Negotiator

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