

# owenreilly

FOR SALE BY PRIVATE TREATY



12 CONVENT HALL, MOUNT ST. ANNE'S, MILLTOWN, DUBLIN 6

BER EXEMPT

## SUMMARY

Owen Reilly present this truly unique duplex penthouse converted from the original convent building with stunning views towards Howth and the Dublin mountains. Number 12 Convent Hall special features include pitched high ceilings throughout the top floor, exposed brick work, internal archways, original hardwood beams, cast iron spiral staircase and original fireplaces. The south/east facing, light filled and generous interior is spread out over two levels and brings the total floor area to 164 sq. m. / 1,765 sq.ft. There are two designated parking spaces included.

Presented in turn-key condition, the accommodation comprises of a welcoming entrance hall with a stunning cast iron spiral staircase on the ground level with three double bedrooms, en-suite and main bathroom. Upstairs there is a real sense of space thanks to the pitched ceiling comprising kitchen space, living room and dining room. Must be viewed to be appreciated.

## LOCATION

Located in what has become one of Dublin's most sought after developments and with private access to the Milltown Luas Stop. Nearby Donnybrook, Milltown and Ranelagh villages offer a host of stylish restaurants, bars, shops and amenities. The area is also served by several schools and UCD & Trinity are a short commute away. Access to Dundrum town centre and the city centre is easy via the Luas.

## SPECIAL FEATURES

- Exposed brick work
- Original hardwood beams
- Pitched high ceilings
- Private access to LUAS stop
- South east facing
- Three double bedrooms
- Two designated parking spaces
- Unique duplex penthouse



## ACCOMMODATION

### Entrance hall (3.86m x 3.19m)

Inviting entrance hall with magnificent cast iron spiral staircase leading to the upper floor, video intercom, alarm and storage room.

### Master bedroom (3.65m x 3.43m)

Generous master bedroom with built in wardrobes, high ceilings, original fireplace and access to an en-suite.

### Master en-suite (1.97m x 1.95m)

Tiled shower cubicle, WHB, WC, recessed lighting and tiled floor.

### Bedroom 2 (3.70m x 3.44m)

Double room with high ceilings, carpet and recessed lighting.

### Bedroom 3 (3.62m x 3.42m)

Double room with built in slide wardrobes high ceiling and recessed lighting.

### Main bathroom (2.63m x 2.27m)

WHB, WC, clawed bath with shower attachment, down-lighters, heated towel rail and tiled floor.

## Upper level

### Dining room (8.91m x 3.67m)

Impressive open plan space with reclaimed pine floor, exposed brick and amazing pitched high ceilings. Access to the kitchen and living room.

### Living room (8.84m x 3.77m)

Impressive open plan space with stand alone stove, exposed hardwood beams and a south east aspect that floods the room with light.

### Kitchen (5.35m x 1.82m)

SieMatic kitchen with a range of floor and wall cupboards, single bowl stainless steel sink and drainer unit. Fully integrated appliances to include hob, oven, extractor hood, dishwasher and washing machine.



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## VIEWING

By appointment

## NEGOTIATORS

Owen Reilly &  
Steven Quinn

## FLOOR AREA

c. 164 SQ .M

## BER

Exempt



**Everything** we touch turns to...

ALL ENQUIRIES

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