



13 Garrynure, Milltown, Dublin 6

 **HUNTERS**
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this superb two bedroom end of terrace townhouse extending to approx. 68 sq.m (732 sq.ft.). The property is ideally located in a private development of only thirteen houses, a short distance from both Milltown and Ranelagh villages.

No. 13 is presented in excellent order throughout and offers spacious and bright living. The accommodation briefly comprises hall, reception room and kitchen on the ground floor, rising to the first floor comprising a master bedroom with ensuite, a spacious double bedroom and a family bathroom. Externally, this property has been equally well maintained with a small private terrace and landscaped communal garden to the rear. It also benefits from being fully alarmed and has private secure parking spaces to the front.

Superbly located a short distance from both Milltown and Ranelagh villages, offering a variety of restaurants, cafes, shops and a host of other local services and amenities that make everyday living a pleasure. The property is also well serviced by public transport links providing easy access to the city centre. This delightful home will appeal to a wide range of purchasers including those seeking a home close to the city centre, yet enjoying the a genuine village community that Milltown provides.



SPECIAL FEATURES

- » Two double bedroom spacious end of terrace townhouse.
- » Extending to approx. 68 sq.m(732 sq.ft.).
- » Presented in excellent order.
- » Gas Fired Central Heating.
- » Burglar Alarm.
- » Small gated development of only 13 houses.
- » Ample parking.
- » Manicured communal gardens.
- » Within walking distance of both Milltown and Ranelagh Villages.
- » Easy access to the city centre, Dundrum and the N11.

ACCOMMODATION

ENTRANCE HALLWAY

4.23m x 1.95m (13'9 x 6'4)

Attractive hall door with leaded stained glass detail leading in to a bright hallway with ceiling coving and ceiling rose. Solid oak floor. Door to:-

RECEPTION ROOM

4.61m x 3.65m (15'12 x 11'98)

Welcoming and generous room bathed in natural sunlight, feature oak fireplace with slate inset and slate hearth incorporating a coal effect gas fire. Recessed lighting and solid oak floor. Walk-in cloak cupboard. Patio door leading to terrace (3.7m x 1.7m (12'14 x 5'58)).

KITCHEN/DINING AREA

4.47m x 2.5m (14'67 x 8'20) (Max.)

Bright kitchen with range of fitted units incorporating worktop areas with tiled surround and stainless steel sink unit. Quality appliances including a built-in Beko oven, Ariston hob, a concealed extractor fan, Hotpoint washing machine/dryer and an integrated Ariston fridge freezer. Recessed lighting and tiled floor.

The dining area offers an ideal space for entertaining / relaxing with window overlooking the front of the property allowing natural light pour into the room.

STAIRCASE TO FIRST FLOOR

LANDING

3.27m x 1.86m (10'73 x 6'10)

Hotpress with dual immersion.

MASTER BEDROOM

3.6m x 2.94m (11'81 x 9'65)

Spacious double bedroom with range of wall to wall, floor to ceiling wardrobes. Feature wall panelling and recessed lighting.

MASTER ENSUITE

1.55m x 1.7m (5'09 x 5'58)

White suite incorporating a fully tiled shower unit, pedestal wash hand basin with tiled surround, wall mirror, light/shaver unit, mirrored door medicine cabinet and w.c. Tiled floor.

BEDROOM 2

3.68m x 2.4m (12'07 x 7'87)

Bright double room with floor to ceiling wardrobes with mirror door detail and a matching vanity unit. Stairs to partially floored attic offering generous storage.

BATHROOM

1.7m x 2.07m (3'51 x 6'79)

White suite incorporating a bath with telephone shower attachment, pedestal wash hand basin with tiled surround, wall mirror, medicine cabinet and w.c. Tiled wall and floor.



OUTSIDE

GARDEN

The property has a private terrace to rear leading on to the manicured communal gardens. The gardens are richly stocked with silver birch trees, herbaceous borders and shrubs. The property and gardens are set behind electric gates. There is ample, non-designated parking.

MANAGEMENT COMPANY

WYSE Property Management
Tel: 01 647 0600
Service Charge €1503.08 p.a

BER DETAILS

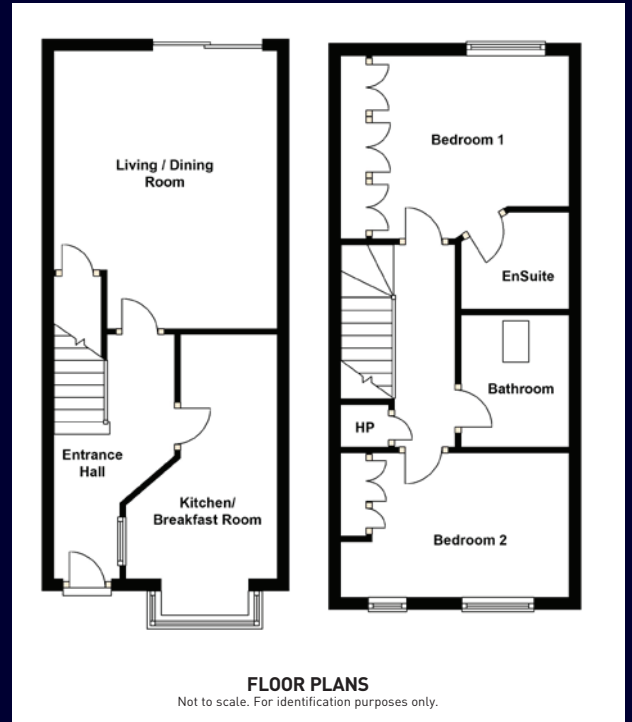
BER Rating C3
BER Number 101328938
Energy Performance Indicator 224.69 kWh/m²/yr

DIRECTIONS

Coming from Ranelagh continue onto Sanford Road, turn right onto Miltown Road and Garrynure is the first right turn after the bus stop.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 6680008 or email info@huntersestateagent.ie



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