



## FOR SALE

North\*s Property are delighted to bring this extended 2-bedroom, 2-bathroom end-of-terrace house to the market.

14 MILLBROOK VILLAGE,  
MILLTOWN,  
DUBLIN,  
D06 C635

## Description

The property is approx. 71.8 sq. m. / 773 sq. ft. and is in excellent condition throughout. Upon entering the property you will find a bright and cosy living room with built in electric fireplace and Solid Canadian Oak floors. Continuing on you will find the fully fitted kitchen with tiled floors, fridge freezer and dishwasher. The kitchen is also ideally set-up as a home office. Following on you will find the beautiful sun room, an amazing space to soak up the morning sun or dine with family and friends under the night sky. Just off the sun room is a utility room with washing machine and separate dryer and a guest WC.

Through the double doors is a patio - great for anyone who likes a low maintenance space to enjoy during the Summer months.

Upstairs you will find two double bedrooms with built-in wardrobe laminate wood flooring and plenty of natural light and the main WC with built-in bathtub.

The property has the added security of having an alarm system in place and new triple glazed windows. There are two parking spaces with the property.





## Floorplans



## Location

14 Millbrook Village is located in a quiet and mature development just off the Milltown Road. The development has the added benefit of having laundry facilities, a gym and a tennis court on site.

The property is also close to a host of amenities to include; Milltown Park, Milltown Golf Club, Old Belvedere Rugby Club and the RDS.

Gonzaga College, Alexandra College, Muckross College and UCD are only a short distance away.



## Details

<b>PRICE REGION:</b>	€470,000	<b>VIEWING:</b>	Strictly by Appointment
<b>INTERNAL AREA:</b>	c. 71.8 sq. m. / 773 sq. ft.	<b>NEGOTIATORS:</b>	<b>Sandra Conmy</b> MCSI, MRICS <b>+353 1 433 2222</b> sandra.conmy@norths.ie
<b>BER:</b>	D2 BER No. 113553812 Energy Performance Indicator: 265.37 kWh/m <sup>2</sup> /yr		



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