



37 Shanagarry, Milltown, Dublin 6.

BER D1

Morrison
Estates



For Sale by Private Treaty

A choice second floor two bedroom apartment tucked away in a prime position in main centre block with feature balcony which enjoys a high degree of privacy and seclusion and an open outlook over communal gardens and oak trees: a veritable oasis! Discover a very well presented interior with tremendous uninterrupted views to front and rear of this development – a light filled home with an inviting ambience!

Shanagarry is a superbly located upmarket development overlooking the River Dodder beside the Nine Arches Bridge and Milltown LUAS, and is close to Milltown Village, Ranelagh, City Centre and also Dundrum Town Centre and is easily accessible to the M50.

The accommodation briefly comprises of entrance hall, bright living room with balcony and south facing views, modern kitchen with all built in appliances, two double bedrooms and main bathroom.

Features Include

- Well proportioned accommodation c. 59 Sq. M [635 Sq. Ft.]
- Walk in condition
- Fitted carpets, light fittings and kitchen appliances namely oven, hob, extractor fan, fridge freezer, washer/dryer are included in the sale
- Double glazed windows
- Great south facing views from living room balcony
- Electric central heating
- Ample parking with security fob access
- Highly regarded established residential location close to LUAS, City Centre, Dundrum Town Centre an M50.

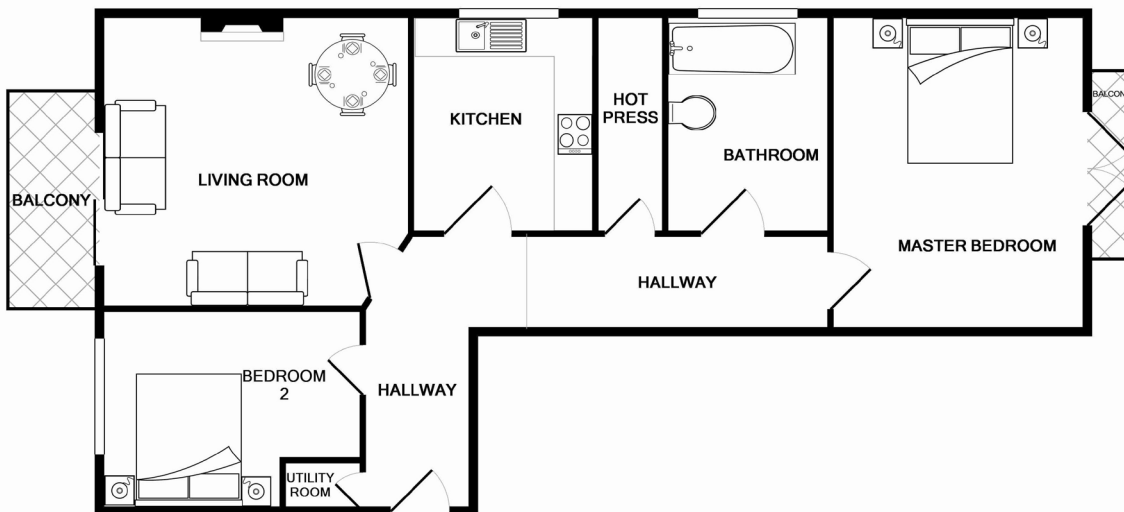
Accommodation

- Entrance Hall** 6.79m x 1.07m with carpet flooring and entrance to
- Living Room** 4.6m x 3.65m with carpet flooring and sliding doors to balcony
- Kitchen** 2.71x x 2.1m with a range of built in presses, oven, hob, extractor fan, integrated fridge freezer, sink and large picture window
- Bathroom** 2.7m x 1.7m with white bathroom suite including bath, shower, wc and whb and window

There are two bedrooms

- Master Bedroom** 3.83m x 3.59m with carpet flooring, built in wardrobes and double doors to small balcony with views to front aspect
- Bedroom 2** 4.6m x 2.35m with carpet flooring and window overlooking rear of development
Hotpress with Immersion Heater
Storage room with water tank
- Management Service charge** Company Wyse Property Management
c. €1400 per annum

Viewing: By prior appointment.





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Sales and Lettings

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