



21 Merton Walk

Mount Saint Annes, Milltown, Dublin 6 D06 C992

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For Sale by Private Treaty

This is a prime end of terrace, choice own hall door two bedroom property set out in an enviable position with an immaculate and inviting interior design enhanced by a palette of neutral colour schemes bathed with natural light (with triple aspect) from front and side and also from the bedrooms at rear, and it is further complimented by a large private south facing terrace with open outlook over a green area at front and a 1 minute access to c.3 acres of the Parkland Gardens of Mount Saint Annes with tree-lined streetscape and also with private residents gate to access the nearby Milltown Luas stop and it also has a designated car parking space situated right outside.

Mount Saint Anne's was designed by O' Mahony Pike and built by Park Developments and is a highly regarded award winning development which is set amid four acres of beautifully landscaped gardens which are meticulously maintained; there is a water feature and private gated access to the Milltown LUAS for residents. Located off the Milltown Road in an established residential location with a choice of neighbourhood retail and service outlets on the doorstep to include Spar Shop and Wilde and Greene café and delicatessen. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by as is Ranelagh Village with an array of cafes, bars and restaurants, and the city centre is just 10 minutes away.

There are a choice of schools and educational establishments closeby which include University College Dublin, Alexandra College, Sandford Park and Gonzaga and the N11 and the M50 are both conveniently located. There are excellent public transport facilities available which include a regular bus service and the LUAS. There is a vast choice of sporting and recreational amenities nearby which Milltown Golf Club, Mount Pleasant Tennis Club, Palmerston Park and Dodder Walks, UCD Sports Centre and Simply Fitness Gym.

Features at a glance

- Prime location, end of terrace property
- Own door entrance from street in modern Townhouse styling (making the property feel more like a Townhouse rather than a typical apartment requiring corridor and lift access)
- Bright, spacious accommodation with triple aspect to maximise light c. 90 Sq. M, (968 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Fitted blinds and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine are included in the sale
- Fully fitted customised Siematic kitchen
- Bathrooms with quality sanitary ware
- Spacious Utility Room
- Gas Fired Central Heating
- Wired for Burglar Alarm System

- Double Glazed windows
- Designated car parking space outside- additional visitors car parking spaces
- The property has access to a magnificent c.3 acres of parkland gardens of Mount Saint Annes within a 1 minute walk from the property with water feature and interesting tree lined landscapes
- Upmarket exclusive location within the prime Dublin 6 area and close to the Milltown LUAS stop just a few minutes walk away
- Close to the City Centre (Luas 10 minutes) and Dundrum (Luas 5 minutes)

Accommodation•

Own Hall Door Entrance with hall area:

Open Plan Living/Dining Room: 7.93m x 5.78m, with feature glass block wall dividing kitchen from space, timber flooring, large picture windows overlooking private front terrace, additional bay window overlooking side for extra light, tv point

Kitchen: 2.73m x 2.19m, modern Siematic kitchen featuring an extensive range of built-in units and worktops, stainless steel sink unit, oven and hob, stainless steel extractor fan, dishwasher, fridge/freezer, recessed lighting, ceramic tiled floor

Utility/Storage: 1.69m x 1.46m, with provision for washing machine and tumble dryer, built-in storage presses, ceramic tiled floor

THERE ARE TWO BEDROOMS:

Master Bedroom: 5.82m x 2.75m, with bay window, carpet flooring, range of built-in wardrobes and door to

En- Suite Bathroom: with white suite comprising bath with shower over, wash hand basin, wc with concealed cistern, heated towel rail, ceramic tiled floor, part ceramic tiled walls, extractor fan, window to side

Bedroom 2: 4.64m x 2.93m, with carpet flooring, range of built-in wardrobes and door to Shower Room: with fully tiled step-in shower, wc, wash hand basin with mosaic tiled splashback, recessed lighting, extractor fan, ceramic tiled floor
Hotpress: Shelved for storage

Management Company•

Petra Property Management

Service Charge: c. € 1,365.92 Per Annum





Viewing: By prior appointment

BER:B3
BER Number: 116612805

BER C2



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