



If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



20 Milltown Grove, Milltown, Dublin 6.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

20 Milltown Grove, Milltown, Dublin 6.



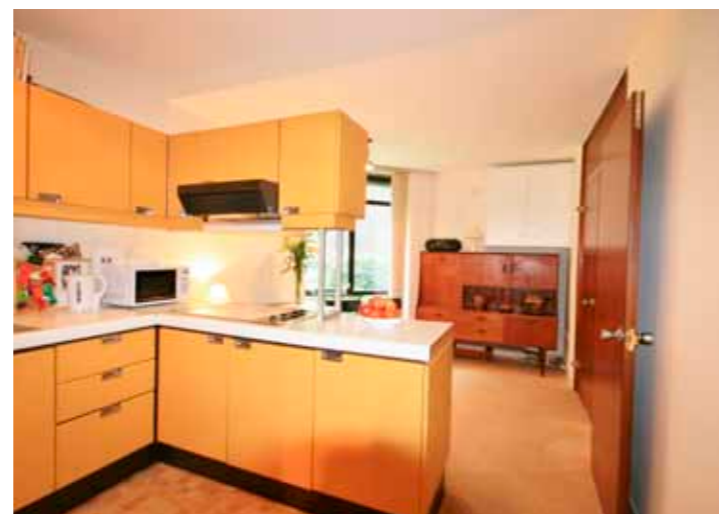
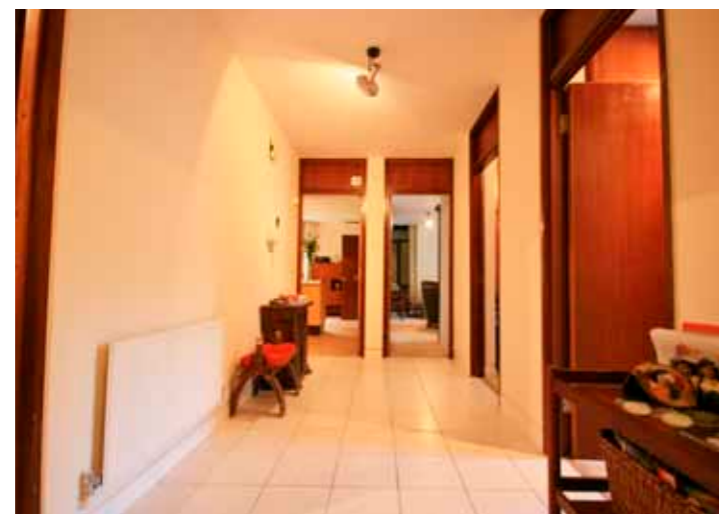
Allen & Jacobs are delighted to bring to the market this lovely spacious ground floor apartment. Presented in very good condition throughout with well-proportioned rooms spanning a generous c.93sqm/1,001sqft of accommodation. Situated in this popular mature development with meticulous landscaped grounds and benefiting from a westerly orientated terrace off the living room. The property also benefits from separate kitchen/dining area, utility room, master bedroom en suite, built in wardrobes, GFCH, open fire place and designated and visitor parking.

Located adjacent to the banks of the River Dodder with its excellent walkways, the location is an extremely popular residential area. Only a stone's throw to Milltown village and its host of amenities including; shops, parks, restaurants, schools and public transport to include nearby LUAS station. Clonskeagh village and Dundrum town centre with its array of amenities are also close by as is the M50 allowing access to all national routes. Extensive recreational amenities of the David Lloyd Riverview and UCD, Belfield are only minutes away.

Accommodation briefly comprises Reception Hall, Living room, Kitchen/Dining area, Utility, 2 Double Bedrooms (master en suite) and main Bathroom.

At A Glance

- Spacious Well Proportioned Accommodation c.93sqm/1,001sqft
- Separate Kitchen/Dining area
- Westerly Orientated Terrace
- Designated Car Space
- Visitor Parking
- Minutes' walk to LUAS Station
- Electronic Vehicular/Pedestrian Access
- Lovely Landscaped Grounds
- Double Glazed Windows
- GFCH
- Open Fireplace
- Alarm
- Stone's Throw to Milltown Village
- TV, Phone & Internet Connection Available
- Bike Shed



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Entrance Hall 6.16 x 2 Fully Tiled floor; videocam, thermostat, cloakroom/storage

Bathroom 1.94 x 1.67 Fitted bath with shower attachment, pedestal whb, wc, tiled floor and walls, extractor fan, shelved storage

Bedroom 1 4.61 x 3.57 (max) Built in double wardrobes, TV point, fitted vanity unit, phone point

En suite 1.42 x 2.03 Shower cubicle, pedestal whb, wc, fully tiled walls & floors

Bedroom 2 4.61 x 2.37 Built in wardrobes, fitted vanity unit

Kitchen/Dining 5.97 x 3 Fully fitted eye & floor level press units, stainless steel sink unit, fitted breakfast counter; oven, hob extractor fan, gas boiler; plumbed for dishwasher; double doors to living room

Utility 2.14 x 1.97 Shelved hot press with dual immersion, plumbed for washing machine

Living 5.72 x 4.30 Tv point, open fireplace, sliding door to:

Terrace 4.24 x 1.42 Covered and fully tiled floor

Outside

Accessed via electronic gates Milltown Grove is a crescent shaped development with landscaped grounds surrounding. There is a designated car space no.20 with the apartment and some visitor spaces also.

Management

The management company are Milltown Grove Mgt. and the current annual service charge is €2,000.



For Identification Purposes Only/Not To Scale
Made with Metropix ©2015

