

APT. 3, 38 SOUTH HILL,
Dartry, Dublin 6, D06 VF86



Two Bedroom Apartment

BER C1

Attractive first floor two bedroom apartment set in an exclusive development
located on the south side of Milltown Road





THE PROPERTY

- Superbly presented two bedroom, first floor apartment set in an exclusive development located on the south side of Milltown Road.
- Apartment 3, 38 South Hill extends to 82 sq.m/ 882 sq.ft and provides bright and well portioned accommodation throughout. Accommodation consists of entrance hallway, a spacious living and dining area, the living area featuring an integrated fireplace adding a sense of warmth to the space. The kitchen is fully equipped with appliances creating a practical and stylish culinary environment.
- There are two double bedrooms, both are spacious and with built in wardrobes. The main bedroom is accompanied by an ensuite. Accommodation is completed with a main bathroom and a closet, convenient for storage. There is also a balcony, which can be accessed from the living area.
- Ideally located between both Rathgar village and Milltown, South Hill is close to an abundance of local amenities. The development is adjacent the Dropping Well Bar & Restaurant and to the banks of the river Dodder.
- There are several primary and secondary schools in the area and good public transport to the city centre. The Green Luas line (Milltown stop) is located a short walk from the pedestrian entrance of the development on Milltown Road. The area is well serviced with bus routes directly to the city centre and Dundrum Town Centre and the M50 motorway are a short drive from the development.

FEATURES

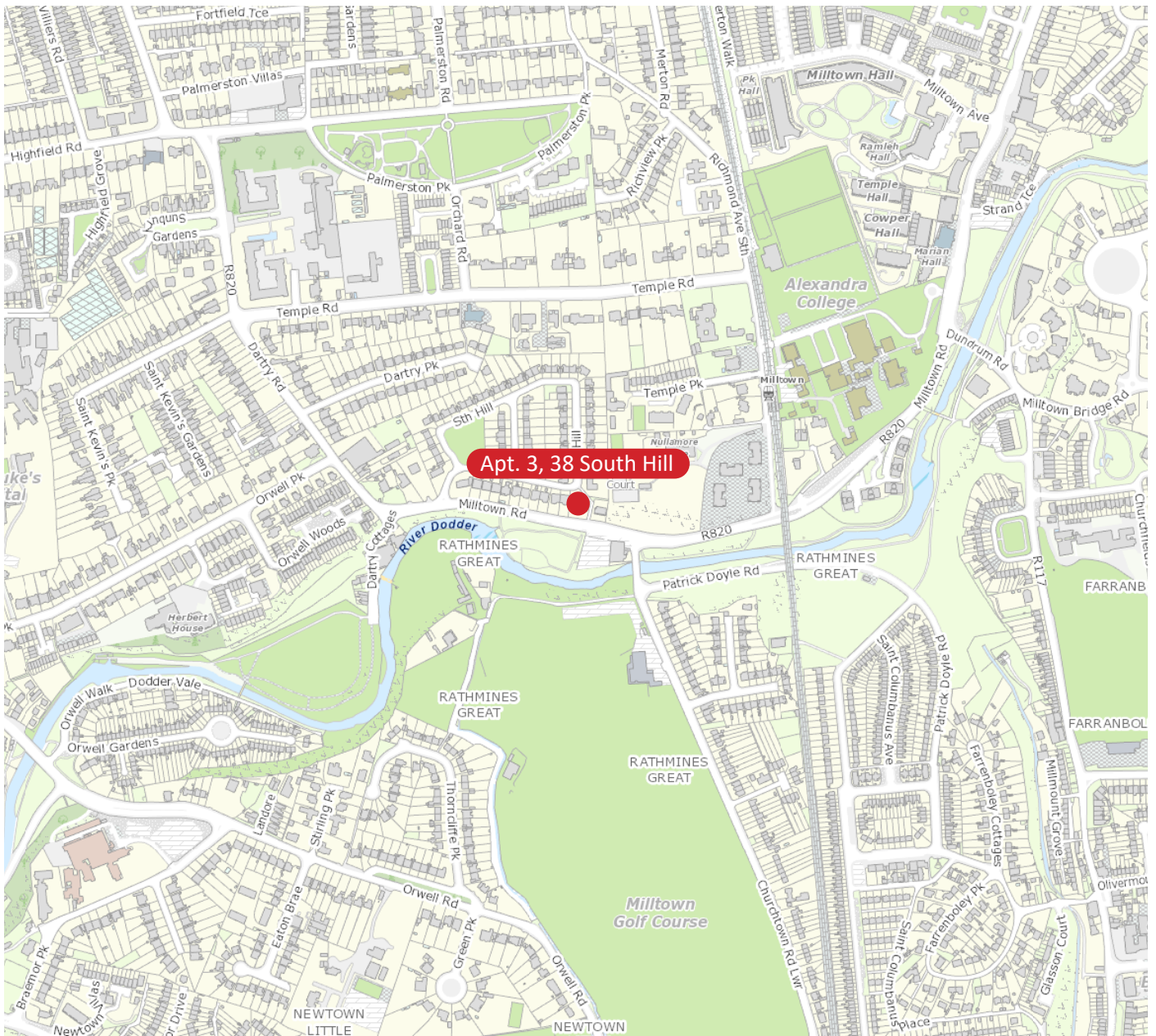
- Superbly presented apartment
- Turnkey condition
- Bright and well portioned
- Excellent location
- Balcony
- One designated parking space
- External storage unit







FLOOR PLAN



ORDNANCE SURVEY LICENCE NO. AU0009524 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C1

BER No. 105943807

Energy Performance Indicator: 169.34 kWh/m²/yr

01 6318 402

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hmd.ie

PSRA Licence No: 001651



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.