



19 Glenmalure Square,
Milltown,
Dublin 6

owenreilly

For Sale By Private Treaty



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DESCRIPTION

Owen Reilly is delighted to present this attractive, turn-key, three bedroom duplex situated in a quiet and mature residential development within walking distance of all the amenities of Milltown and Ranelagh villages. The LUAS Green Line close by makes commuting to the city centre and South Dublin very simple. Key features include a generous large south/west facing terrace, guest WC and a designated parking space.

The spacious accommodation is laid out over two floors comprising of an entrance hall, kitchen to the front, guest w/c, open plan living/dining room to rear and access to a large south/west facing terrace. Upstairs there are two double bedroom, one single bedroom, master en-suite and main bathroom. Viewing highly recommended.

LOCATION

Glenmalure is a mature, well managed and hugely sought after development ideally located in the heart of Milltown Village with its range of amenities including the Dodder river walk. Glenmalure Square is also very close to Donnybrook, Rathmines, Ranelagh

villages and Dundrum Town Centre. The area is serviced by many transport links including the LUAS green line which is ten minutes' walk away, 44 & 61 Dublin bus route and the N11 & M50 are within easy reach.

FEATURES

- 10 minute walk to Milltown Luas
- Bright and spacious interior
- Designated car parking space
- Dual aspect
- Excellent location
- Generous south/west facing terrace
- Host of amenities nearby
- Master bedroom en suite
- Mature residential development

FLOOR AREA: 89 Sq. M.

BER: C2

NEGOTIATORS:

Owen Reilly & Steven Quinn



ACCOMMODATION

Entrance hall (5.41m x 1.83m)

Welcoming entrance hall with alarm and timber flooring.

Kitchen (3.30m x 2.54m)

Bright space with ample wall and floor mounted units, fridge/freezer, oven, hob & extractor fan, dishwasher, washing machine and tiled flooring.

Guest w/c (1.80m x 0.79m)

Tiled floor, w/c & whb.

Living/dining room (6.17m x 4.97m max)

Bright and spacious room featuring timber flooring, shelving units and access to the terrace.

Terrace

Sunny south/west facing, private terrace.

Master bedroom (3.93m x 3.15m)

Double bedroom with carpet and built in wardrobes.

En-suite (2.28m x 1.53m)

Shower unit, whb, wc, mirror, tiled floor and Velux window.

Bedroom 2 (3.58m x 2.77m)

Double bedroom with carpet and built in wardrobes.

Bedroom 3 (2.33m x 1.86m)

Single bedroom with carpet flooring.

Main bathroom (2.89m x 1.68m)

Bath with shower, WHB, WC, mirror and fully tiled floor.



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