



BER B1

6 Cowper Hall,
Mount St. Anne's,
Milltown,
Dublin 6

owenreilly

For Sale By Private Treaty



6 Cowper Hall, Mount St. Anne's, Milltown, Dublin 6.

DESCRIPTION

Owen Reilly presents this exceptional, dual aspect, two bedroom, two bathroom apartment boasting a spacious and light filled interior with a superb position facing south overlooking delightful communal gardens. Mount St. Anne's is an upmarket development adjacent to a host of amenities and benefits from private access to a Luas stop. Number 6 is located on the first floor, is in turn-key condition and enjoys great privacy. Special features include two designated parking spaces, a south facing winter garden terrace and generous storage space. The accommodation comprises an entrance hall with large utility room, hot press, generous open plan living/dining/kitchen room, two double bedrooms, master en-suite and a main bathroom. Must be viewed to be appreciated

LOCATION

Located in what has become one of Dublin's most sought after developments and with private access to the Milltown Luas Stop. Nearby Donnybrook, Milltown and Ranelagh villages offer a host of stylish restaurants, bars, shops and amenities. The

area is also served by several schools and UCD & Trinity are a short commute away. Access to Dundrum town centre and the city centre is easy via the Luas.

SPECIAL FEATURES

- Two designated car parking spaces
- South facing terrace overlooking delightful landscaped grounds
- Turn-key condition
- Bright and spacious interior
- Dual aspect
- Fully equipped kitchen
- Private access to LUAS stop
- Spacious double bedrooms

FLOOR AREA: 92 Sq. M.

BER: B1

NEGOTIATORS

Owen Reilly & Steven Quinn



ACCOMMODATION

Entrance hallway

(4.97m x 1.22m)
With video intercom, alarm control panel, recessed lights, hot press with shelving and storage room.

Living/dining room

(7.05m x 3.51m)
Impressive open plan space with timber flooring, recessed lighting and access to south facing winter garden terrace.

Kitchen

(2.34m x 2.17m)
Fully fitted kitchen, integrated appliances to include hob, oven, extractor hood, dishwasher and fridge/freezer. Tiled floor and recessed down lighting.

Master bedroom

(6.33m x 3.47m)
Generous bedroom with built-in wardrobes and south facing aspect.

En-suite

(2.35m x 1.96m)
Fully tiled, shower unit, WC, WHB with cupboard, large fitted mirror.

Bedroom 2

(5.59m x 3.59m)
Double room with built in wardrobes and recessed lighting.

Bathroom

(2.49m x 1.71m)
Fully tiled, shower unit, WC, WHB with cupboard, large fitted mirror.

Winter garden terrace

(3.9m x 3.4m)
The terrace enjoys a southerly orientation overlooking mature landscaped grounds.

Utility room

(2.35m x 1.46m)
Large room with tiled floor, washer/dryer and shelving.

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