



BER C1

7 Milltown Court,  
Milltown,  
Dublin 6

owenreilly

For Sale By Private Treaty



## 7 Milltown Court, Milltown, Dublin 6.

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### DESCRIPTION

Owen Reilly presents this charming three bedroom townhouse situated on a quiet cul de sac with a beautiful south facing rear garden. In 2012 the internal walls and attic were insulated, modern double glazed window system installed and the boiler upgraded to a condensing gas boiler. Given this number 7 is presented in turn-key condition and benefits from a designated parking space and sunny south facing rear garden. Accommodation briefly comprises porch, kitchen to front and living room to rear with access to garden. Upstairs there are two double bedrooms, a single bedroom and main bathroom.

This lovely home is suited to first time buyers or buyers trading down seeking to live in a long established neighbourhood with a host of amenities nearby. Must be viewed to be appreciated.

### LOCATION

Milltown Court 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. Milltown Court 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.

### SPECIAL FEATURES

- Bright and spacious interior
- Cul de sac setting
- Designated car parking space
- Mature residential development
- Minutes' walk to Luas
- South facing rear garden enjoying privacy
- Three bedroom home
- Turn-key condition

**FLOOR AREA:** 79 Sq. M.

**BER:** C1

### NEGOTIATORS:

Owen Reilly & Steven Quinn



## ACCOMMODATION

**Porch** (1.65m x .97m)

**Entrance hall** (4.28m x 1.68m)

Welcoming entrance hall with timber flooring, alarm and under-stairs storage.

**Kitchen** (4.52m x 2.76m)

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

**Living room** (4.32m x 3.53m)

Bright and spacious with timber flooring, an open fireplace and access to a south facing rear garden.

**Bedroom 1** (4.12m x 2.56m)

Double bedroom with carpet and built in wardrobes.

**Bedroom 2** (3.75m x 2.81m)

Double bedroom with carpet and built in wardrobes.

**Bedroom 3** (3.03m x 2.10m)

Single bedroom is currently being used as a home office space.

**Main bathroom** (2.76m x 1.77m)

Bath with Triton electric shower, WHB, WC, large mirror, tiled floor and Velux window.

**Garden**

Sunny south facing, private garden with decking area and easy to maintain synthetic grass.



# owenreilly

## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2

**Ph:** 01 677 7100

**Email:** sales@owenreilly.ie

## Southside Office

1 Milltown Centre,  
Milltown Dublin 6

**Ph:** 01 283 0200

**Email:** sales@owenreilly.ie

## Dublin 8 Office

4 Camden Market,  
Portobello, Dublin 8.

**Ph:** 01 475 1275

**Email:** sales@owenreilly.ie

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