



BER D1

8 The Orchard,
Grove House,
Milltown,
Dublin 6

owenreilly

For Sale By Private Treaty



8 The Orchard, Grove House, Milltown, Dublin 6.

DESCRIPTION

Owen Reilly present this exceptional two bedroom apartment featuring a large south/west facing terrace with a beautiful aspect over private gardens in this quiet and small development. Features include a parking space, generous living space, generous terrace with sunny aspect and a separate kitchen with natural light. This property is perfect for a first time buyer or a buyer trading down seeking to live in an established neighbourhood with a host of amenities nearby. Situated on the ground floor, the accommodation briefly comprises a welcoming entrance hall, bathroom WC, separate hot press and storage, very spacious living room access to a private south/west facing terrace, fully fitted kitchen, two double bedrooms and a master en-suite. Must be viewed to be appreciated.

LOCATION

Grove House is a mature and hugely sought after development ideally located in the heart of Milltown Village. Milltown has a host of amenities to offer which includes crèches, a dentist, a gym, a laundrette, Wilde & Green as well as the Dodder river walk. Grove house 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, 44 & 61 Dublin bus route and the N11 & M50 are within easy reach.

SPECIAL FEATURES

- Spacious and light filled interior
- Ample storage
- South/west facing terrace
- Beautiful aspect onto private gardens
- Two double bedrooms
- Master en-suite
- Mature well managed development
- Short walk to Luas

FLOOR AREA: 82 Sq. M.

BER: D1

NEGOTIATORS

Owen Reilly & Steven Quinn



ACCOMMODATION

Entrance Hall (5.13m x 2.96m max)

Inviting entrance hall with separate hot press and storage space.

Living room (7.48m x 5.67m max)

Most attractive, L-shaped living space with access to the south/west facing patio and private rear garden area.

Kitchen (4.45m x 2.39m)

Bright space with ample wall and floor mounted units, fridge/freezer, oven, hob & extractor fan, dishwasher and access to the south/west facing patio.

Master bedroom (4.61m max x 2.45m)

Double bedroom with built-in wardrobes and en-suite.

En-suite (2.51m x 1.67m)

Fully tiled bathroom with white three piece suite.

Bedroom 2 (4.04m x 3.31m)

Double bedroom with built-in wardrobes.

Bathroom (3.69m x 2.41m)

Tiled bathroom with shower cubicle, wc and whb.

Terrace (6.04m x 3.84m)

South/west terrace overlooking private gardens.

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