

FOR SALE
BY PRIVATE TREATY



Apartment 72 Shanagarry, Milltown Road, Dublin 6, D06 YY22



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D06 YY22

BER: E1 | BER No. 102007713 | EPI: 304.38 kWh/m²/yr
GIA 53 m² (570.487 sq. ft)

Nestled in an unrivalled riverside location along the picturesque River Dodder, this neatly presented two-bedroom apartment offers a tranquil retreat with two balconies that provide peaceful river views. The scenic walking and running trails leading to Bushy Park in Terenure are just steps away, perfect for morning jogs or leisurely weekend strolls, all right on your doorstep.

Neatly designed, the apartment features two generously sized bedrooms which are not overlooked by other properties. The largest bedroom enjoys its own private balcony, spacious enough to accommodate a king-sized bed, making it an ideal haven for relaxation.

Riverside location along the picturesque river Dodder



The living room balcony shares the same peaceful aspect as the bedrooms, with the soothing sounds of the river's weir enhancing the calm ambiance that this property has to offer. Adjacent to the living room, the dining area is thoughtfully positioned beside the kitchen, providing a cozy space that comfortably accommodates a table and four chairs. The kitchen is separated from the living room and is fully equipped with all essential appliances, including a dishwasher. The bathroom, fully tiled, features a quadrant shower enclosure, with the shower powered by a pump located in the hot press.

Location is key, and this property delivers on all fronts, situated close to Milltown Village, with its local shops. The apartment is also within easy reach of Dundrum, Ranelagh, Donnybrook, and Ballsbridge. These nearby neighbourhoods offer a wealth of amenities, including an array of shops, cafés, and restaurants. For commuters, the convenience of having the LUAS stop just across the road cannot be overstated, offering quick and easy access to the city centre. Access to the M50 motorway is also within reasonable reach.

No. 72 presents an opportunity to embrace a lifestyle of tranquillity and convenience in one of the city's most sought after areas.

FEATURES

- Balcony off bedroom and living room
- Views onto the river Dodder
- Easily accessible 1st floor
- Separate kitchen
- Two generous sized bedrooms
- Beautiful walks
- Secure gated complex
- Generous resident parking
- LUAS stop just across the road
- Situated close to Milltown village

ACCOMMODATION

Entrance hall

Bathroom 1.9m X 1.66m - Fully tiled walls and floor, shower enclosure and pumped shower, whb, wc

Bedroom one 3.85m X 2.87m - Fitted wardrobes, laminate flooring, 3 double sockets, French door to east facing balcony.

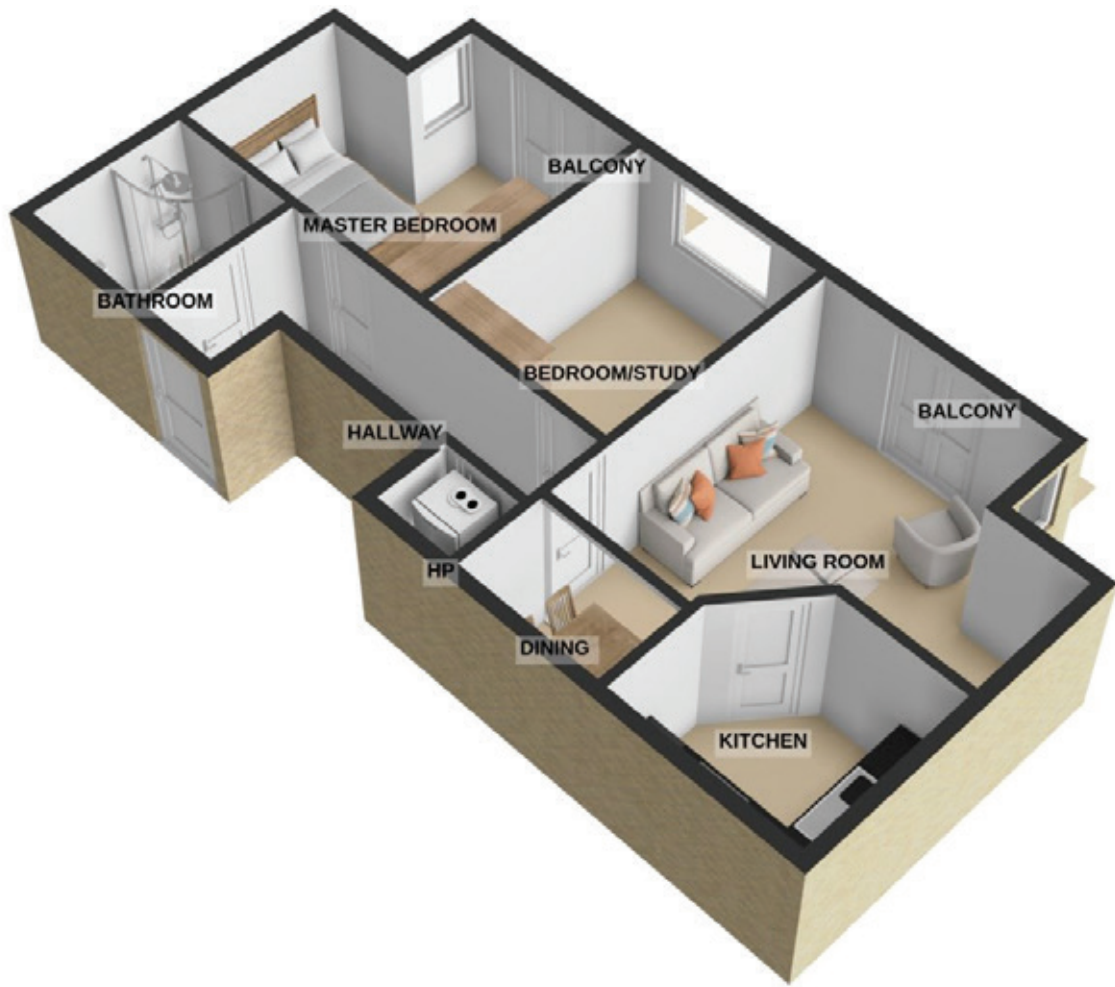
Bedroom two 2.30m by 3.40m - Laminate flooring, tilt and turn window, two double sockets, fitted wardrobe

Hotpress - Hot water storage tank and pump.

Living room 4.37m X 4.50m - Laminate flooring, feature only fireplace, doors to balcony, designated dining space.

Kitchen 2.48m X 2.20m - Fully fitted with all integrated appliances to include washing machine, fridge freezer, oven, hob and dishwasher.







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