



65 Glenmalure Square, Milltown, Dublin 6, D06H852

Charming three bedroom duplex of approx. 86 sq.m. / 925 sq. ft. with large patio terrace and designated parking



FINNEGAN
Menton

DESCRIPTION:

Finnegan Menton are proud to present No. 65 Glenmalure Square to the market.

No. 65 is a bright, spacious, and well configured duplex apartment with a large patio terrace, designated parking, and a quiet setting overlooking mature communal gardens, among its many features.

Located over first and second floor levels, it spans approx. 86 sq. m. and offers huge potential to any intending purchaser seeking to put their own stamp on a conveniently located property in a mature and sought after Dublin 6 neighbourhood. Accommodation briefly comprises entrance hall, kitchen, dining room opening into reception room, guest w.c., three bedrooms (master en suite) and main bathroom.

Enjoying the best of both worlds tucked away as it is from the hustle and bustle in a tranquil and mature development, while still enjoying every conceivable amenity on its doorstep, its superb location in the heart of Milltown means it is also within easy walking distance of both Ranelagh and Donnybrook villages, renowned for their excellent selection of restaurants, cafés, boutiques, while Dundrum Town Centre is approx. 3km away.

The property is exceptionally well connected, with the LUAS Green Line Milltown just a stone's throw away, together with a number of Dublin Bus routes including the 44 and 44D adjacent to the development, and the 11 route on Sandford Road less than a kilometer away, providing convenient access to the city centre and beyond.

The area is also well served by an abundance of leisure, sporting and recreational amenities including Milltown Golf Club, UCD Belfield campus and Herbert Park. Glenmalure Square itself benefits from attractive green open spaces, while the nearby Dodder Linear Park provides wonderful opportunities for walking, running and enjoying the outdoors. A selection of excellent schools are also located close by including Gonzaga and Alexandra Colleges.

Combining a peaceful residential setting with superb connectivity and an outstanding choice of local amenities, Glenmalure Square offers a most convenient and highly sought-after location.



FEATURES:

- Own door entrance
- Designated parking
- Large patio terrace
- Master bedroom en suite
- Guest W.C.
- Overlooking communal gardens
- Well connected by public transport including LUAS green line and several Dublin Bus routes
- Sought after, mature location within close proximity of a host of recreational facilities and excellent schools
- Mature managed development
- Great potential

ACCOMMODATION:

Room measurements taken at widest point.

GROUND FLOOR

Hall
approx. 5.45m x 1.84m

Kitchen
approx. 3.55m x 2.42m

Dining Room
approx. 2.99m x 2.38m

Living Room
approx. 4.93m x 3.55m

Balcony
approx. 4.93m x 2.90m

Guest W.C.

FIRST FLOOR

Landing
approx. 3.03m x 2.04m

Bathroom
approx. 2.65m x 1.72m

Bedroom 1
approx. 3.93m x 3.11m

En Suite
approx. 1.96m x 1.15m

Bedroom 2
approx. 3.66m x 2.79m

Bedroom 3
approx. 3.20m x 2.04m





Title: TBC
BER: C
Viewing: By appointment only with sole agents Finnegan Menton.
 Contact Eugene Brennan on 01 614 7900 or residential@finneganmenton.ie



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