

FOR SALE

BY PRIVATE TREATY

21 Mill Pond
Clondalkin
Dublin 22



Two Bedroom Apartment
c.65sq.m. / 700sq.ft.

BER TBC

Price: €165,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent second floor apartment to the market in the ever popular development of Mill Pond, Clondalkin, Dublin 22. Tucked away just off the Nangor Road this gated development finds itself in the heart of Clondalkin Village with its wide array of amenities including The Mill Shopping Centre, bars, restaurants, primary & secondary schools & leisure facilities. There are bus routes to the front of the development and both the M50 Motorway & The Red Cow Luas Stop are found only a couple of minutes by car.

Living accommodation of c. 700 sq ft comprises of entrance hallway with storage press, bright LARGE lounge/dining room, kitchen, two double bedrooms and a main family bathroom. No. 21 is presented in clean condition throughout and boasts an endless list of additional features including two double rooms, double glazed windows and is fully alarmed. Interest is sure to be seen from both 1st time buyers & investors, call Ray Cooke Auctioneers today!

FEATURES

- c. 700 sq. ft.
- Secure gated development
- Management fee €1400
- Double glazed windows
- Gas Heating
- FIRST FLOOR
- 2 large double bedrooms
- Large bathroom
- Bright LARGE living room
- Fully fitted kitchen
- Parking
- Ideal for both 1st time buyers & investors!



ACCOMMODATION

ENTRANCE HALL

5'9" x 7'9" (1.8m x 2.4m)

Laminate flooring. Access to lounge, kitchen and bedrooms.

LOUNGE

17'1" x 14'1" (5.2m x 4.3m)

Laminate flooring. Large lounge. Dining area. Front facing.

KITCHEN

6'6" x 6'9" (2.1m x 3.0m)

Fully fitted kitchen. Tiled flooring.

BEDROOM 1

14'5" x 10'2" (4.4m x 3.1m)

Double room to rear of property. Built in wardrobes. Carpet flooring.

BEDROOM 2

7'5" x 13'5" (2.3m x 4.1m)

Double room to rear. Built in wardrobes. Carpet flooring.

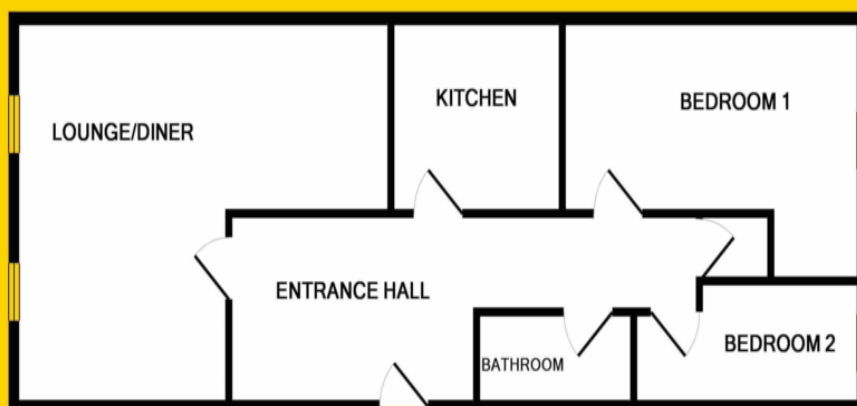
BATHROOM

7'9" x 5'6" (2.4m x 1.7m)

Fully fitted bathroom. Tiled flooring. Tiled walls. Pump shower.



FLOOR PLANS



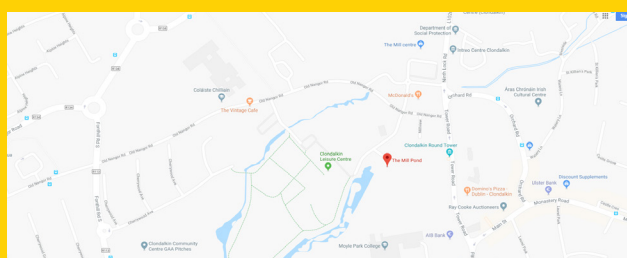
DIRECTIONS

If travelling into Clondalkin Village passing The Round Tower on your left hand side, take the next left and then left again. Travel straight up the lane and on your left hand side you will find the Mill Pond development.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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