

**FOR SALE**

BY PRIVATE TREATY

44 Millpark  
Clondalkin  
Dublin 22



2 Bedroom Apartment  
c.72.9sq.m. /785sq.ft



**Price: €169,950**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom apartment WITH CONVERTED ATTIC to the market ideally located within the exclusive Millpark development. The location could not be better, positioned in the heart of Clondalkin Village, and with every conceivable amenity on your doorstep. Within arm's reach you will find bus routes, schools, leisure facilities and The Mill Shopping Centre. Also within a couple of minutes drive you will find The Red Cow Luas Stop and the M50 motorway.

The property is accessed via its own front door on first floor and living accommodation comprises of entrance hallway, one double bedroom and one single bedroom, main family bathroom, lounge/dining area, kitchen and a generous attic conversion - ideal for a variety of uses. No. 44 comes to the market in immaculate condition throughout and boasts many attractive features such as double glazed windows, gas fired central heating, a balcony off the master bedroom and a generous attic conversion. Viewing is highly advised to appreciate its sheer quality. Call Ray Cooke Auctioneers today!

## FEATURES

- c. 785 sq ft
- Pristine condition throughout
- Management fee c. 1,000 per annum
- Balcony off master bedroom
- One double and one single bedroom
- Balcony off master bedroom
- Overlooking green area with beautiful views
- Gas fired central heating
- Double glazed windows
- Large attic conversion; ideal for many uses
- Highly sought after development
- Located in the heart of Clondalkin Village
- Ideal for first time buyers, investors and anyone looking to downsize!
- Viewing highly advised!





## ACCOMMODATION

### LANDING

Carpeted, with access to 2 bedrooms, bathroom and lounge.

### LOUNGE

Laminate flooring and fireplace. Archway to kitchen and access to attic room.

### KITCHEN/ROOM 2

Laminate flooring. Tiled to splashback. Fitted kitchen.

### BEDROOM 1

Double bedroom to the rear of the property. Sliding door to balcony.

### BEDROOM 2

Single bedroom to the rear. Laminate flooring and built in gloss wardrobes.

### ATTIC

15'7" x 15'1" (4.8m x 4.6m)

Timber flooring, three velux windows. Ideal for a variety of uses.



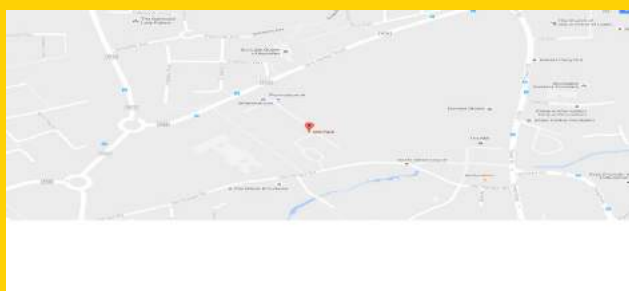
## DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road and at the next main roundabout turn right, going back in the opposite direction, and then take your first left onto the Old Nangor Road. Continue ahead, pass the school on your left hand side and then take your next left into the Millpark development. No. 44 is located behind the car park overlooking the large green.

## 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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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For further financial advice, please call:  
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