

**FOR SALE**

BY PRIVATE TREATY

43 Millcourt Avenue  
Clondalkin  
Dublin 22



Three Bedroom End Of Terrace  
c.83.1sq.m. /895sq.ft.



Price: €239,950

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent three bedroom end of terrace property to the market on Millcourt Avenue, one of Clondalkin's most convenient and sought after locations just off the New Nangor Road. Millcourt is within a stone's throw of every conceivable local amenity and is within only a couple of minutes drive of Clondalkin Village, Liffey Valley Shopping Centre, The M50 Motorway & The Luas.

Living accommodation of c. 895 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining area, three bedrooms (2 double/1 single) and main family bathroom. No. 43 comes to the market beautifully presented throughout and boasts a lengthy list of additional features including double glazed windows throughout, a fully fitted kitchen, an extra-large feature master bedroom with two bright windows and a sunny south facing rear garden. Interest is sure to be expected from both 1st time buyers and investors - do not miss this magnificent opportunity. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 895 sq ft
- BER C2
- Beautifully presented throughout
- Gas fired central heating
- Newly fitted combi boiler
- Newly fitted double glazed windows
- Fully fitted gloss kitchen
- EXTRA LARGE feature master bedroom
- Brand new bathroom suite with underfloor heating
- Ample off street parking
- Not overlooked to the front
- Sunny south facing rear garden
- Storage shed
- Within easy reach of Liffey Valley Shopping Centre
- Clondalkin Village & The Luas only a couple of minutes drive away
- Superb family home



## ACCOMMODATION

### HALLWAY

9'8" x 5'9" (3m x 1.8m)

Timber flooring, carpet to stairs and landing and access to lounge.

### LOUNGE

20'3" x 11'1" (6.2m x 3.4m)

Timber flooring, feature open fireplace, double doors to kitchen/dining room.

### KITCHEN/ DINING ROOM

14'4" x 11'1" (4.4m x 3.4m)

L-Shaped gloss kitchen with glass splashback, tiled to floor, understairs storage and sliding door to the rear garden.



### BEDROOM 1

8'5" x 7'8" (2.6m x 2.4m)

Single bedroom to the rear of the property, carpet to floor and built in wardrobes.



### BEDROOM 2

11'4" x 6'5" (3.5m x 2m)

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

### BEDROOM 3

Master bedroom to the front of the property, laminate flooring and fitted wardrobes.

### BATHROOM

8'5" x 5'9" (2.6m x 1.8m)

Newly fitted bathroom suite with wc, whb and shower cubicle and underfloor heating.



### OUTSIDE FRONT

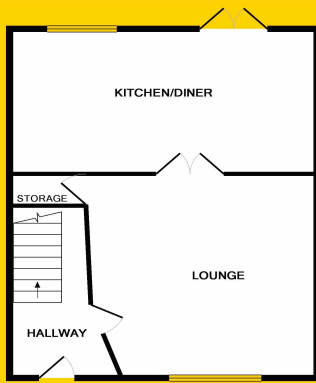
Not overlooked, concrete driveway and side lawn garden.

### OUTSIDE REAR

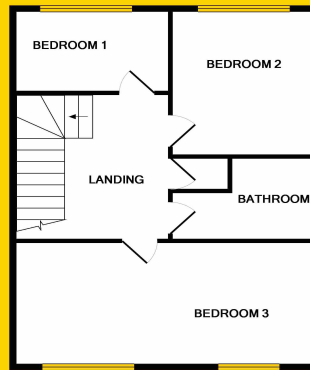
Outside sheltered canopy, lawn and decked areas and not overlooked.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

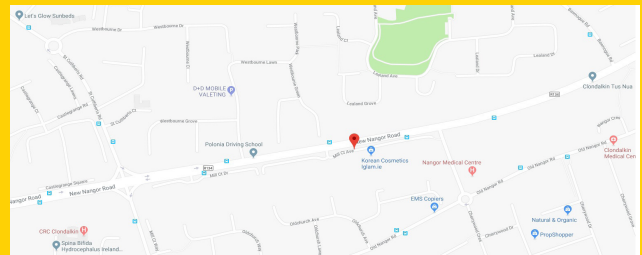
## DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road passing the Topaz garage, through two sets of lights and at the next major roundabout turn left onto New Nangor Road. Continue through the first set of traffic lights and take your 2nd left turn onto Millcourt Avenue. Turn right and no. 43 can be found on the left hand side.

## 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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For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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