

FOR SALE

BY PRIVATE TREATY

10 Millrace Green
Saggart
Co. Dublin
D24WF61



Three Bedroom Duplex
c.110.09sq.m. /1185sq.ft.

BER TBC

Price: €249,000

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DESCRIPTION

Ray Cooke Auctioneers are delighted to present this fabulous large three bedroom duplex to the market in Millrace Green, Saggart, Co Dublin. This stunning property is situated in a prime location within walking distance of Rathcoole and Saggart Villages with their array of amenities. Avoca, local primary and secondary schools, The Luas and Rathcoole Park with its beautiful scenery and walking trails are but a few of the many attractions to this excellent location.

The bright and spacious accommodation briefly comprises of entrance hall, guest wc, large lounge, fully fitted kitchen/dinning, two double bedrooms, one single bedroom, one with en-suite shower room and a fully fitted bathroom. To the rear of the property you have the added bonus of a garden. No. 10 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of first time buyers. It boasts gas heating, double glazed windows, fully alarmed and has ample parking to the front. Do not miss this one; call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1185 sq. ft.
- STUNNING PROPERTY
- BER TBC
- Management fees €850
- Immaculate condition throughout
- Gas heating
- Double glazed windows
- Large lounge
- 3 bedrooms / 3 Bathrooms
- Ample communal parking to front
- Exclusive development; highly sought after
- Bus routes on your doorstep
- Within easy reach of Rathcoole and Saggart Village
- Within easy reach of The M50 Motorway & The Luas
- Ideal for 1st time buyers



ACCOMMODATION



HALLWAY

6'8" x 6'8" (2.1m x 5.6m)

Tiled flooring with access to lounge, kitchen/ dining area.

LOUNGE

14'4" x 16'7" (4.4m x 5.1m)

Large bright living room with timber flooring, sliding doors to rear garden.

KITCHEN/DINING

20'3" x 9'5" (6.2m x 2.9m)

Fully fitted kitchen with a range of eye and floor level units with laminate flooring, tiled splashback area and dining area.

BEDROOM 1

9'8" x 13'1" (3.0m x 4.0m)

Large master bedroom to the rear of the property with laminate flooring and built in wardrobes.

BEDROOM 2

14'7" x 9'5" (4.5m x 2.9m)

Double bedroom to the rear of the property with laminate flooring and built in wardrobes.

BEDROOM 3

14'7" x 6'8" (4.5m x 2.5m)

Single bedroom to the of the rear property with laminate flooring and built in wardrobes.

BATHROOM

6'2" x 6'5" (1.9m x 2.0m)

Fully fitted bathroom suite with w.c, whb and bath, tiled flooring.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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.

NEGOTIATOR

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



MORTGAGES

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For further financial advice, please call:
Sean Kavanagh on 01 6875800 or contact him
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