

FOR SALE

BY PRIVATE TREATY

**21 Millrace Drive
Saggart
Co Dublin
D24W277**



Three Bedroom Duplex
c.103sq.m. /1,108sq.ft.



Price: €245,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom duplex to the market in Millrace Drive, Saggart. This stunning top floor 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. Extremely bright and spacious interior living accommodation of c 1108 sq ft (103 sq m) comprises of entrance hall, large lounge/dining room, kitchen, three spacious bedrooms one with en-suite shower room and a fully fitted bathroom. Double doors from the lounge lead onto two stunning balconies with an enviable south westerly orientation. No. 21 is presented in excellent condition throughout and is sure to cause a stir among a wide range of first time buyers & investors. It boasts gas fired central heating, double glazed windows and benefits from top quality flooring & blinds. Do not miss this one; call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1108 sq ft
- c. 103 sq m
- Beautiful extra high ceiling in the living room
- STUNNING TOP FLOOR PROPERTY
- 2 South West facing balconies
- Management fees c. €2000
- Immaculate condition throughout
- Gas fired central heating
- Double glazed windows
- Top quality blinds and flooring throughout
- Large open plan lounge/kitchen/dining area
- 3 spacious bedrooms / 2 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

ENTRANCE HALL

16'0" x 6'8" (4.9m x 2.1m)

Large bright spacious hallway with ceiling coving and beautifully marble tiled flooring

KITCHEN/DINER

7'8" x 9'1" (2.4m x 2.8m)

Extensive range of wall and floor kitchen units, oven, hob and extractor fan, exquisite marble floor, tiles, plumbed for washing machine and dishwasher.

LIVING/DINING ROOM

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

Extremely bright throughout with open plan layout, beautiful extra high ceilings, walnut laminate wood floor, fireplace centrepiece with hardwood surround, double doors lead to two south west facing balconies.

BATHROOM

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

WC, wash hand basin, bath, wall and floor tiles.

MASTER BEDROOM

16'7" x 15'7" (5.1m x 4.8m)

Walnut laminate flooring, built in double wardrobes, access to ensuite.

ENSUITE

6'2" x 5'2" (1.9m x 1.6m)

Exquisite marble wall and floor tiles with corner shower unit with rain head overhead shower, wc, wash hand basin, stainless steel heated towel rail.

BEDROOM 2

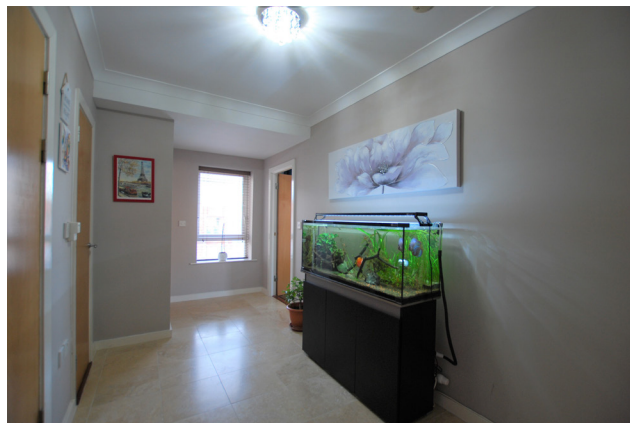
12'4" x 14'1" (3.8m x 4.3m)

Fitted wardrobes, walnut laminate flooring, built in wardrobes.

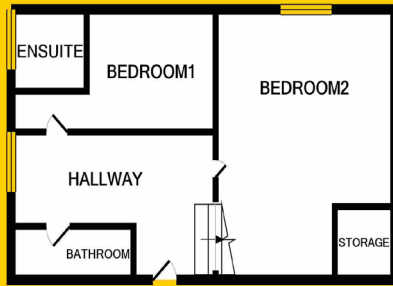
BEDROOM 3

9'8" x 7'2" (3m x 2.2m)

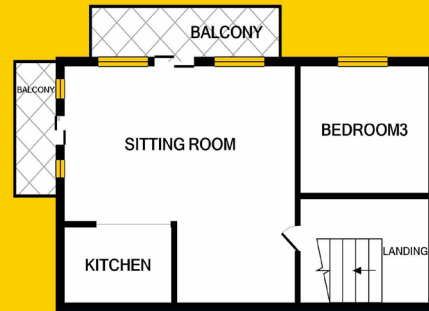
Carpet floor, top quality blinds.



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

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



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