



**For Sale** By Private Treaty

20 Millrace Gardens  
Saggart  
Co. Dublin  
D24 T620

2 Bedroom | 3 Bathroom | Mid Terrace | c 87.8 sq.m

**Guide Price: €235,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to introduce no. 20 Millrace Gardens to the market boasting an idyllic position within this exclusive development. The location is next to none as you are within walking distance of both Saggart & Rathcoole Villages along with a wide array of amenities including both primary & secondary schools, shops & shopping centres, leisure facilities, bars & restaurants, Avoca and the picturesque Rathcoole Park. On a transport note you will find a host of bus routes within arm's reach and the N7, M50 and The Luas mere minutes by car.

Bright and spacious internal living accommodation of c. 945 sq ft (87.8 sq m) comprises of entrance hallway with guest wc, kitchen/dining room, lounge, two bedrooms, main family bathroom and master bedroom en-suite. The rear courtyard boasts a sunny aspect which is perfect for outdoor dining throughout the summer days. Number 20 comes to the market having been lovingly maintained & upgraded over the years and boasts a long list of additional features including a fully fitted kitchen, built in storage, and good sizeable rooms. Ideal for any first time buyer but equally likely to be a hit with investors due to the attractive yields on offer locally - viewing highly advised. Call Ray Cooke Auctioneers Today!

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## Features

- Wonderful condition throughout
- Fully fitted kitchen
- Solid timber flooring
- Master bedroom with en-suite
- Fully alarmed
- Double glazed windows
- Gas fired central heating
- Balcony off master bedroom
- Sunny rear courtyard
- Ample parking space to front
- Within walking distance of Saggart & Rathcoole Villages
- The Luas, Avoca & Rathcoole Park within arm's reach



## Accommodation

### Hall

1.9m x 5.1m

Access to kitchen, living room, and under stair wc

### Kitchen

5m x 3.1m

Fitted kitchen, gas boiler, dining area

### Downstairs WC

1.6m x 1.6m

Wash hand basin, toilet, plumbed for washing machine

### Lounge

3.2m x 5.2m

Fire place, loung area, sliding door to rear courtyard

### Landing

3.3m x 2.3m

Access to bedrooms and hotpress

### Bedroom 1

4.6m x 2.8m

Built in wardrobes, sliding door to balcony, access to ensuite

### Ensuite

1.9m x 1.7m

Shower, toilet, wash hand basin

### Bedroom 2

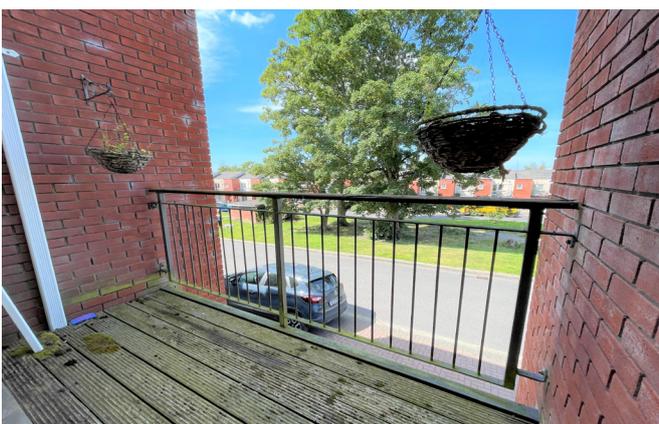
3.6m x 4.6m

Built in wardrobes

### Main Bathroom

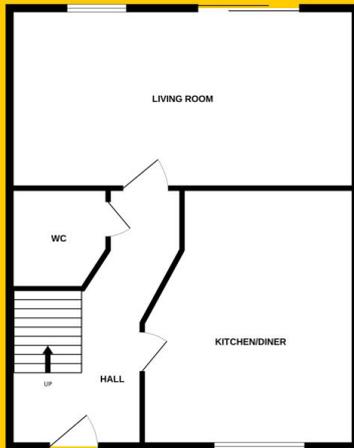
1.8m x 2.36m

Shower over bath, toilet, wash hand basin

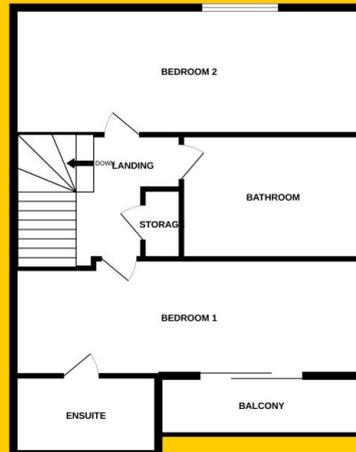


# Floor Plans

GROUND FLOOR



1ST FLOOR



## Negotiator

Jamie Power  
01 908 9300 or 086 0351890

Email: [jamie.power@raycooke.ie](mailto:jamie.power@raycooke.ie)



## 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.

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Cooke.**  
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