

FOR SALE

BY PRIVATE TREATY

**35 Millrace Park
Saggart
Co. Dublin
D24 YY68**



**Three Bedroom Duplex
c.101sq.m /1,087sq.ft**



Price: €249,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom duplex to the market in Millrace Park, Saggart. This spacious 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 internal living accommodation of c 101 sq m (c. 1087 sq ft) comprises of entrance hall, large lounge, dining/kitchen, rear balcony, downstairs WC, three spacious bedrooms, one with en-suite shower room and a fully fitted bathroom. No. 35 comes to the market as a blank canvas and is prime for an astute purchaser to apply their own stamp. The long list of additional features includes built in storage, 3 balconies and gas fired central heating. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 101 sq m
- c. 1,087 sq ft
- Excellent property
- Not overlooked to front or rear
- 3 balconies
- Management fees c. €1430
- Fine condition throughout
- Gas fired central heating
- Double glazed windows
- Top quality blinds and flooring throughout
- Large living space with open plan kitchen/dining area
- 3 spacious 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



KITCHEN / DINING

9'61" x 18'05" (2.93m x 5.50m)

Large kitchen to the front of the property. Top quality unit and floors.



LIVING

11'41" x 11'22" (3.48m x 3.42m)

Living room to the rear of the property. Fitted fire place, top quality floors and blinds. Sliding doors with access to the balcony.

STORAGE

5'51" x 5'18" (1.68m x 1.58m)

Large storage room to the rear of the property.

BEDROOM 1

6'88" x 12'79" (2.1m x 3.9m)

Double room to the front of the property. Access to ensuite.



BEDROOM 2

10'89" x 9'84" (3.32m x 3m)

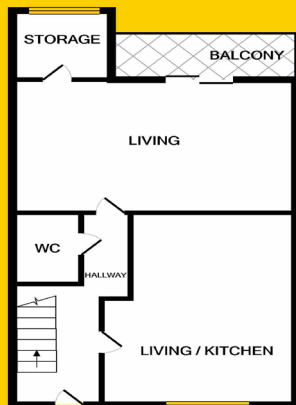
Single room to the rear of the property. Top quality blinds and carpet.

BEDROOM 3

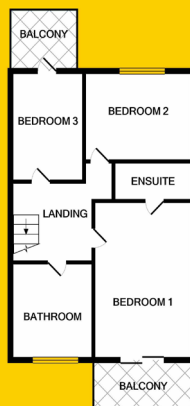
7'87" x 9'90" (2.4m x 3.02m)

Double room to the rear of the property. Top quality blinds.





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 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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