

FOR SALE

BY PRIVATE TREATY

**1 Millrace Walk
Saggart
Co. Dublin
D24 Y898**

Ray Cooke

Auctioneers



Two Bedroom Townhouse
c. 93 sq.m/1,000 sq.ft

BER C1

Price: €220,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present to the market this stunning 2 bedroom townhouse in the highly sought after Millrace Walk, ideally nestled in between Saggart and Rathcoole Villages. This prestigious development is found within arm's reach of every conceivable local amenity, including Rathcoole Park, Avoca, schools, bars and leisure facilities. With the N7, M50, N81 and the Saggart Luas stop reached within minutes the location could not be better. Bright and spacious internal living accommodation of c. 1,000 sq ft (93 sq m) comprises entrance hallway, kitchen dining, Downstairs WC, large lounge, two double bedrooms one with en-suite shower room, a fully fitted bathroom and a sunny rear outside space. No. 1 has been meticulously upgraded in recent years and is presented in turnkey condition throughout. Boasting gas fired central heating, extra spacious bedrooms, built in storage and top quality tiling this one is the perfect starter home. Early viewings are highly advised- call Ray Cooke Auctioneers today!

FEATURES

- c. 93 sq meters (1,000 Sq. Feet)
- Turnkey condition
- Top quality tiling
- Downstairs WC changed to create extra storage room
- High end blinds and curtains
- Set in a Quiet Cul de Sac
- New windows throughout
- Gas Fired Central Heating
- Bright and spacious living room
- Modern Fully Fitted Kitchen
- 2 large double bedrooms with high ceilings
- Outside space with ample room for table and chairs
- Close to N7, M50 and a host of local amenities
- Only 10 mins walk to Luas



ACCOMMODATION

KITCHEN/DINER

10'5" x 17'06" (3.22m x 5.2m)

Tiled floor and splashback, top quality appliances and high gloss floor and eye level units. Ample space for table and chairs, top quality blinds.



LOUNGE

10'8" x 17'06" (3.32m x 5.2m)

Large room spanning the full width of the property, fireplace with timber surround, top quality blinds and double doors to the rear of the property.

REAR

Outside space with planting and paving.

BATHROOM

6'5" x 7'4" (2 x 2.26m)

Fully tiled bathroom suit with wc, whb, and full bath.



BEDROOM 1

11'3" x 16'9" (3.45m x 5.16m)

Spacious double room to the rear of the property, spans the full width of the property, high ceilings and built in storage

BEDROOM 2

9'5" x 15'09" (2.9m x 4.6m)

Double room to the front of the property, built in wardrobes, access to ensuite and balcony, excellent high ceilings.



ENSUITE

6'4" x 5'7" (1.96m x 1.75m)

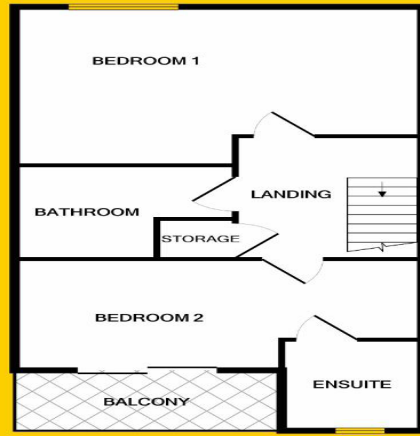
Fully tiled with shower, wc, and whb.



FLOOR PLAN



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 Dronay 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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