

FOR SALE

BY PRIVATE TREATY

**62 Millpark
Clondalkin
Dublin 22
D2 C983**



Two Bedroom Apartment
c. 65 sq.m / 700sq.ft

BER TBC

Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent two bedroom apartment to the market ideally located within the exclusive Millpark development, Dublin 22. The location could not be better, positioned in the heart of Clondalkin Village, and with every conceivable amenity on your doorstep. Within arm's reach you will find bus routes, schools, leisure facilities and The Mill Shopping Centre. Also within a couple of minutes drive you will find The Red Cow Luas Stop and the M50 motorway. Bright and spacious living accommodation which is accessed via its own front door comprises of entrance hallway, one double bedroom and one single bedroom, main family bathroom, lounge/dining area and kitchen. Double sliding doors from the master bedroom lead onto a sunny rear balcony which is not overlooked – perfect for summer dining. No. 62 comes to the market in very good condition throughout and boasts many attractive features such as double glazed windows, gas fired central heating and a generous attic for extra storage. Viewing is highly advised - Call Ray Cooke Auctioneers today!

FEATURES

- c. 700 sq ft
- Great condition throughout
- Management fee c. 1,000 per annum
- Balcony off master bedroom
- One double and one single bedroom
- Located to the rear of the development
- Little or no passing traffic
- Gas fired central heating
- Double glazed windows
- Large attic which is a huge plus for an apartment
- Highly sought after development
- Located in the heart of Clondalkin Village
- Ideal for first time buyers, investors and anyone looking to downsize!
- Viewing highly advised!



ACCOMMODATION



LOUNGE/KITCHEN

Open plan with fireplace, laminate floor, storage, and floor and eye level units.

BEDROOM 1

Single room to the rear of the property, access to attic, and laminate floor.

BEDROOM 2

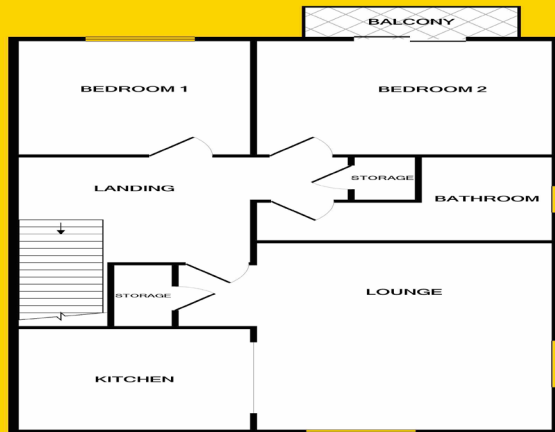
Double room to the rear of the property, access to west facing balcony, built in wardrobes, and laminate flooring.

BATHROOM

Part tiled bathroom with full bath, wc, whb, and shower.



FLOOR PLAN



GROUND 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 599288 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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