



**For Sale** By Private Treaty

192 Landen Road  
Ballyfermot  
Dublin 10



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3 Bedroom | 1 Bathroom | Terraced | 94 sq.m

**Guide Price: €325,000**



## Description

RAY COOKE AUCTIONEERS are delighted to present to the market this ideally located and well-presented three bedroom, three bathroom duplex in Millrace Green, Saggart, Co Dublin.

This 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 only a few of the many attractions close to this excellent location.

Bright and spacious living accommodation of c. 117 Sqm can be found here and in brief comprises of Entrance hall, kitchen/diner, wc and living room to the ground floor. Upstairs you will find three bedrooms with ensuite to master and the family bathroom. Externally you have 2 balconies with one leading down to a private, enclosed garden whilst the front provides parking.

No. 12 comes to the market in great condition throughout and is ready to move in to. Early interest is expected, please contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## Features

- BER D1
- C 94 Sq m
- Double glazed windows
- Presented in the highest of conditions
- Driveway to front
- Gas heating
- Popular location
- Open plan lounge/diner
- Walking distance to all local amenities
- Viewing highly advised





## Accommodation

### Entrance Hall

2.8m x 1.2m

Stairs with doors to the lounge.

### Lounge/Dining Room

6.5m x 4.8m

Window to the front of the property with double doors to the dining and kitchen area.

### Kitchen/Breakfast Area

6.6m x 3m

Window to the rear of the property, base and eye level units built in fridge freezer, dishwasher, oven, hob with extractor and washing machine.

### Bedroom 1

3.6m x 3.3m

Window to the front of the property with fitted wardrobes.

### Bedroom 2

3.5m x 2.6m

Window to the rear of the property.

### Bedroom 3

2.7m x 2.5m

Window to the rear of the property with full width fitted wardrobes.

### Bathroom

2.5m x 1.3m

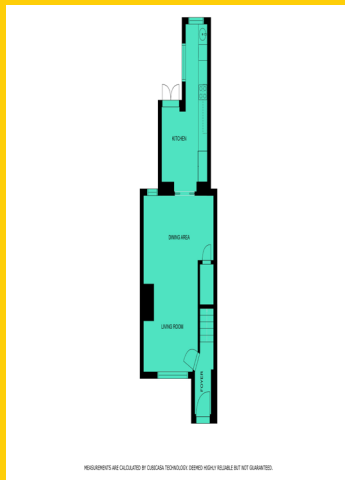
Low level toilet system, hand wash basin with velux window.

### Rear Garden

Steps down, fully enclosed rear garden.



## Floor Plans



## Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

Email: [nick.lindsey@raycooke.ie](mailto:nick.lindsey@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.

**Ray  
Cooke.**  
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For further information or advice,  
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