

**FEATURES:**

- South West Facing Balcony
- Excellent Condition
- Secure Underground Parking
- Two Double Bedrooms
- Gas Fired Central Heating
- Double Glazed Windows



**AMENITIES:**

Only minutes walk to train station, bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown SC, supermarkets, Castleknock Village and M50 are all less than 10 minutes drive away. The City Centre, Dublin Airport and Heuston Station are also only a short distance.

**Viewing by appointment only contact**

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**PRICE REGION €340,000**

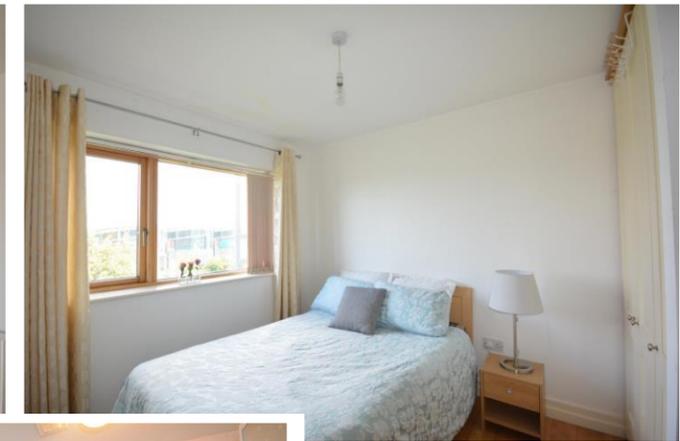
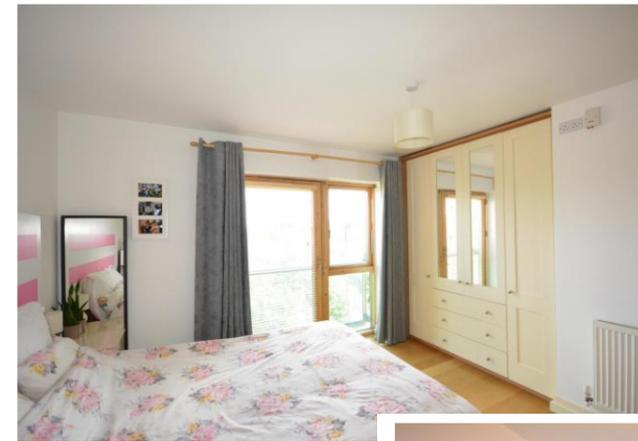
*FOR SALE BY PRIVATE TREATY*

**93 MILLRACE ROAD  
PHOENIX PARK RACECOURSE  
CASTLEKNOCK  
DUBLIN 15  
D15 H589**



Floor area c. 82 sq.m / 882 sq.ft

Flynn & Associates are delighted to introduce 93 Millrace Road, Castleknock to the open market. A truly wonderful opportunity to acquire a bright and spacious two bedroom apartment on the second floor in the ever popular Phoenix Park Racecourse development. The accommodation comprises of a living / dining room, fitted contemporary kitchen, 2 double bedrooms with built-in wardrobes (master en-suite) and main bathroom. 93 Millrace Road is finished to the highest of standards including solid wooden floors, south/west facing balcony and many more. This wonderful home would appeal to homeowner or investor alike with private secure underground car parking and extensive landscaped communal gardens. The Phoenix Park Racecourse is ideally located close to many bus routes to the City Centre, train station and the Phoenix Park all within walking distance. Viewing is highly recommended and is by appointment only.



## ACCOMMODATION

### Entrance Hallway

**3.2m (10'6") x 4.2m (13'9")**

Semi solid oak floor, storage, intercom.

### Lounge / Dining Room

**6.7m (22'0") x 4m (13'1")**

Semi solid oak floor, tv & phone points, access to balcony.

### Kitchen

**3.3m (10'10") x 2.3m (7'7")**

Range of fitted press units, granite worktops & upstands, plumbed for dishwasher & washing machine, tiled floor.

### Bedroom 1

**3.3m (10'10") x 3.4m (11'2")**

Semi solid oak floor, built in wardrobes, Juliette balcony.

### Ensuite

**2.2m (7'3") x 2.1m (6'11")**

Comprising wc, whb & shower, tiled floor & part tiled walls.

### Bedroom 2

**3.4m (11'2") x 3.2m (10'6")**

Built in wardrobes, semi solid oak floor.

### Bathroom

**2.01m (6'7") x 2.4m (7'10")**

Comprising wc, whb & bath with shower attachment, tiled floor & part tiled walls.