

FOR SALE

BY PRIVATE TREATY

2 Millrace Walk
Saggart
Co. Dublin



Three Bedroom Duplex
c.107.8sq.m. /1,160sq.ft



Price: €249,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present to the market this newly refurbished immaculate condition three bedroom, three bathroom duplex in Millrace Walk in Saggart. This prestigious and ever sought after development, is found within arm's reach of every conceivable local amenity, including Saggart & Rathcoole Villages, 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.

Inside boasts c. 1,160 sq ft of bright and spacious living accommodation which briefly comprises of welcoming entrance hallway, guest WC, large lounge, fully fitted kitchen/dining room, three double bedrooms one with en-suite shower room, a fully fitted bathroom and a sunny rear garden. No. 2 is presented in turnkey condition throughout and is sure to cause a stir among a wide range of buyers. Early viewings are highly advised- call Ray Cooke Auctioneers today!

FEATURES

- c107.8 sq meters (1,160 Sq. Feet)
- Turnkey condition
- Complete refurbished throughout
- Close to N7, M50 and a host of local amenities
- Only 10 mins walk to Luas
- Set in a Quiet Cul de Sac
- Double Glazed Windows Throughout
- Gas Fired Central Heating
- Sunny low maintenance rear garden fitted with artificial grass
- Bright and spacious living room Spanning Full Width of Property
- Modern Fully Fitted Kitchen
- Downstairs wc



ACCOMMODATION

HALLWAY

17'0" x 6'0" (5.1m x 1.8m)

Access to down stairs bathroom, semi solid wood flooring, high quality carpet to stairs and landing.

KITCHEN/DINING ROOM

16'0" x 3'0" (4.8m x 3.0m)

Fully fitted kitchen, eye and floor level units, tiled flooring with splashback wall tiles.

LOUNGE

17'0" x 15'0" (5.1m x 4.5)

Semi solid wood flooring, sliding doors leading to rear garden.

GUEST W.C

5'0" x 5'0" (1.5m x 1.5m)

Wc, whb and tiled floor.

BEDROOM 1

15'0" x 8'0" (4.5m x 2.4m)

Bright and spacious, high quality carpet, built in wardrobes, access to balcony and access to ensuite.

BEDROOM 2

15'0" x 10'0" (4.5m x 3.0m)

Bright and spacious, high quality carpet.

BEDROOM 3

15'0" x 6'6" (4.5m x 2.0m)

Bright and spacious, high quality carpet.

ENSUITE

6'0" x 6'0" (1.8m x 1.8m)

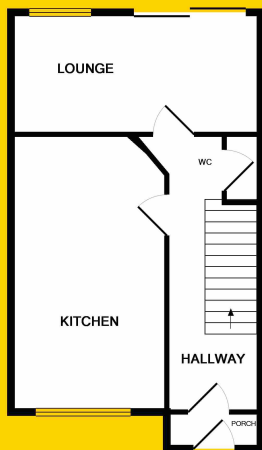
Wc, whb, shower cubical, tiled flooring and partially tiled wall.

BATHROOM

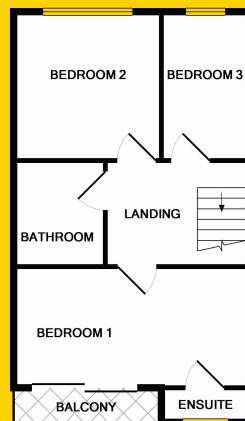
7'0" x 6'0" (2.1m x 1.8m)

Three piece suite, tiled flooring, partially tiled wall.





GROUND FLOOR



1ST FLOOR

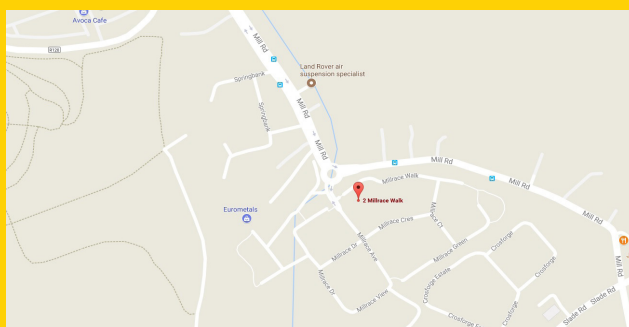
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Continue through the lights at Newlands Cross and then take the 4th exit for Rathcoole / Saggart. At the roundabout turn left and follow the road ahead. At the next roundabout then take your second exit into the Millrace development. Take your first left which brings you onto Millrace Crescent. Follow the road around to the left and you will find no.2 marked with our yellow 'For Sale' board on the left hand side.

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.

LOCATION



NEGOTIATOR

Chase Nouri and he can be contacted on **01 4030720 or 0861304080**.

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

MORTGAGES

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