

**FOR SALE**

BY PRIVATE TREATY

**40 Millrose Estate  
Bluebell  
Dublin 12  
D12E6F4**



Three Bedroom Mid Terraced  
c.74Sqm



**Price: €265,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent 3 bedroom terraced family home to the market in the hugely popular Millrose Estate, Bluebell, Dublin 12. The location is next to none with a host of local amenities close by such as schools, retail parks and shops to name but a few. It is situated just off Bluebell Avenue, and a short walk will have you at the Bluebell LUAS stop. The location of this property gives easy access to the Naas Road, M50 Motorway and all local amenities.

Bright and spacious living accommodation of c.74 sqm comprises of entrance hall, family living room, kitchen, three spacious bedrooms, family bathroom. To the rear you will find a low maintenance private garden ideal for evening entertaining. No. 40 is presented in fantastic condition with the added benefit of new windows and doors, making this the ideal starter or family home for first time buyers given the location and close proximity to public transport routes. Viewing is highly advised to appreciate this property. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- BER D2
- C.74 sqm
- Gas fired central heating
- Upgraded windows and doors
- 3 bed | 1 bath
- Terraced property
- Quant low maintenance rear garden with shed
- Within walking distance to the Bluebell LUAS stop
- All major transport links within easy reach
- Quite and mature road
- Within easy reach of Inchicore and Ballyfermot Village
- Call Ray Cooke Auctioneers today to register your interest!



## ACCOMMODATION



### ENTRANCE/HALLWAY

Carpet flooring with access to the lounge, carpet to the stairs and landing.

### LOUNGE

Carpet flooring, feature fireplace with double doors to the kitchen.

### KITCHEN

Tiled flooring with fitted units and sliding doors to the rear of the property.



### BEDROOM 1

Double bedroom to the front of the property with carpet flooring.

### BEDROOM 2

Double bedroom to the front of the property with carpet flooring.



### BEDROOM 3

Single bedroom to the rear of the property with carpet flooring.

### BATHROOM

Tiled flooring, fitted with WC, wash hand basin and shower.



## 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

Alanna Tyrrell and she can be contacted on **01 4030720 or 086 0606879**

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



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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