

**FOR SALE**

BY PRIVATE TREATY

**186 The Gate  
Millpark  
Clondalkin  
Dublin 22  
D22X227**



Two Bedroom Apartment  
c.97.55.sq.m / 1,050.sq.ft



**Price: €225,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this spectacular two bedroom penthouse apartment to the market ideally positioned on the top floor of "The Gate" within the exclusive Millpark development. The location could not be better, located 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.

No. 186 boasts bright and spacious living accommodation of c. 1,050 sq ft which comprises of entrance hallway, storage press, two double bedrooms, main family bathroom, master bedroom ensuite, open plan lounge/kitchen/dining room and an additional living room on the first floor. No. 186 is immaculately presented throughout and is in absolute walk in condition. It boasts an endless list of additional features including gas fired central heating, access to four balconies and a separate living room on the first floor with its own private balcony. Ideal for both first time buyers and investors; early viewing is highly advised.

## FEATURES

- c. 1,050 sq ft
- BER C2
- TOP FLOOR PENTHOUSE
- Management fee c. 1,200 per annum
- Upper and lower level parking
- Pristine condition
- Gas fired central heating
- Double glazed windows
- Bright dual aspect property
- 4 balconies
- 2 double bedrooms
- Bathroom & ensuite
- Open plan kitchen/lounge/dining room
- First floor living room (ideal for a variety of uses)
- Exclusive development
- Secure gated entrance
- Located in the heart of Clondalkin Village
- Every conceivable amenity on your doorstep
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

25" x 3'9" (7.8m x 1.2m)

Laminate flooring, access to two bedrooms, storage room, bathroom, lounge and staircase to living room on first floor.

### BEDROOM 1

13.1" x 11"4 (4m x 3.5m)

Double bedroom, carpet to floor, built in wardrobes, access to ensuite and balcony.

### BEDROOM 2

13'1" x 8'8" (4m x 2.5m)

Double bedroom, built in wardrobes and carpet to floor.

### BATHROOM

5'5" x 7'5" (1.7m x 2.3m)

Lino to floor, fitted with wc, whb, bath and with shower.

### LOUNGE/DINING ROOM/KITCHEN

21'3" x 20'6" (6.5m x 6.3m)

Open plan, laminate flooring, access to two balconies, fitted kitchen with gloss units and ample worktop space.

### LIVING ROOM

Located on first floor, magnificent room ideal for a variety of uses, carpet to floor, currently in use as tv/living room, access to large balcony and fitted speaker system.

### OUTSIDE

Gated entrance, manicured green areas and upper and lower parking areas.



## 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:  
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