

FOR SALE

BY PRIVATE TREATY

**69 Millpark
Clondalkin
Dublin 22
D22Y270**



Two Bedroom Apartment
c.65.03sq.m /700sq.ft



Price: €230,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fabulous two bedroom apartment to the market ideally positioned within the exclusive gated development of Millpark, Dublin 22. 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. Spacious and cleverly laid out living accommodation of c. 700 sq ft comprises of entrance hall, lounge, kitchen/dining room, two double bedrooms and main family bathroom, double sliding doors from the kitchen and living space lead onto a private sunny balcony which is not overlooked – perfect for summer dining. There is also a 3rd south facing balcony which can be accessed from the master bedroom. Boasting a prime central location no 69 is sure to generate early interest from both first time buyers and investors. Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- BER C3
- c. 700 sq.ft
- Management fee c. €1200
- Gas fired central heating
- Double glazed windows
- 2 spacious bedrooms
- Built in wardrobes
- Ample parking
- Balcony to front and rear of property
- Open plan lounge / kitchen / dining area
- Overlooking landscaped green space
- Prime position in the heart of Clondalkin Village
- Ideal for first time buyers and investors
- Viewing highly advised.
- Call Ray Cooke Auctioneer today to arrange a private viewing!



ACCOMMODATION

HALLWAY

Laminate flooring

LOUNGE/KITCHEN/DINING

21'3" x 16'7" (6.5m x 5.19m)

Tiled kitchen, laminate flooring with access to the balcony.

BEDROOM 1

16'7" x 9'5" (5.1m x 2.9m)

Double bedroom with access to the balcony with fitted wardrobes and carpet flooring.

BEDROOM 2

13'4" x 7'2" (4.1m x 2.2m)

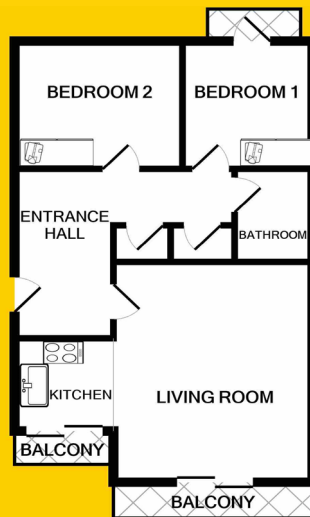
Double bedroom with carpet flooring and fitted wardrobes.

BATHROOM

7'2" x 5'5" (2.2m x 1.7m)

Fitted with WC, bath, wash hand basin with tiled flooring and wet 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

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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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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