

**FOR SALE**

BY PRIVATE TREATY

**155 The Gate  
Millpark  
Clondalkin  
Dublin 22**



Two Bedroom Apartment  
c. 213.36 sq.m. /700sq.ft.



**Price: €199,000**

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

## DESCRIPTION

RAYCOOKE AUCTIONEERS are delighted to introduce this magnificent two bedroom own door apartment to the market in the prestigious development of Millpark, Dublin 22. Ideally positioned in the heart of Clondalkin Village, the location is truly next to none. Literally on your doorstep you will find a selection of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, The Round Tower, both primary & secondary schools, and a choice of bars & restaurants. Bus routes are within arm's reach and The Luas & M50 motorway are accessible within minutes by car.

Living accommodation of c. 700 sq ft comprises of lounge, kitchen/breakfast room, two double bedrooms and master bathroom. No. 155 is presented in exquisite condition throughout and is literally ready to walk-in. Both the front and rear come with outside communal green spaces which make it stand head and shoulders above your standard 2 bed apartment. 2 double bedrooms, gas fired central heating and a fitted gloss kitchen to name but a few striking features. Viewing is highly advised.

## FEATURES

- c. 700 sq ft
- BER C2
- Immaculate condition throughout
- Management fee c. 1,000 per annum
- 2 parking spaces
- Own door entrance
- Gas fired central heating
- Double glazed windows
- Venetian blinds
- Quality flooring
- Fitted gloss kitchen
- Generous bathroom
- 2 double bedrooms
- Ample wardrobe space
- Separate storage press
- Communal play area to front and rear
- Not directly overlooked
- Ideally located in the heart of Clondalkin Village



## ACCOMMODATION

### LOUNGE

14'07" x 12'4" (4.5m x 3.8m)

Accessed through front door, laminate flooring, access to kitchen and inner hallway.

### KITCHEN

11'8" x 9'1" (3.6m x 2.8m)

Laminate flooring, fitted kitchen with tiled splashback and sliding patio door to communal green space.

### BEDROOM 1

11" x 8'5" (3.5m x 2.6m)

Double bedroom to the front of the property, laminate flooring, built in wardrobes and venetian blinds.

### BEDROOM 2

14.4" x 9'5" (4.4m x 2.9m)

Double bedroom to the rear of the property, laminate flooring, built in wardrobes and venetian blinds.

### BATHROOM

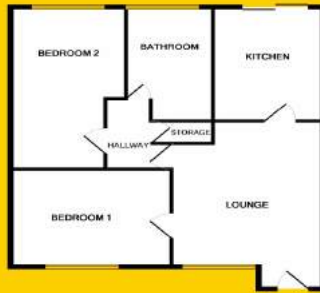
8'5" x 5'9" (2.7m x 1.8m)

Lino to floor, tiled to wet areas, fitted with w/wc, whb and bath with shower.





## FLOOR PLANS



This floor plan is provided for the sole purpose of giving you an idea of the general layout. It does not constitute an offer of any property and is not intended to be used as a basis for any legal proceedings. It is subject to change without notice. © Ray Cooke 2016.

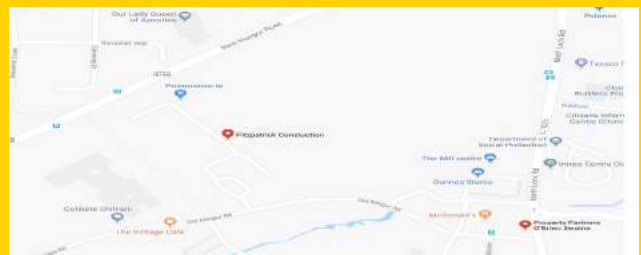
## DIRECTIONS

If travelling on M7 take exit 10 for Newbridge. At the top of the slip road turn right for Rathangan. Proceed ahead passing Finchley Motors on the left hand side and continue straight on crossing the bridge. Turn right for Thomastown, proceed ahead and the property can be found on the right hand side clearly marked by our For Sale sign.

## VIEWING

The Millpark development is found in the heart of Clondalkin Village on The Old Nangor Road opposite Clondalkin Leisure Centre. Upon entering the main entrance gate, no. 155 can be found on the right hand side clearly marked by our For Sale Sign.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

## MORTGAGES

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- Expert Mortgage Advice
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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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