

FOR SALE

BY PRIVATE TREATY

**1 Millrace Park
Saggart
Co. Dublin**



Four Bedroom End of Terrace
c.157.9sq.m. /1,700 sq.ft.



Price: €295,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 1 Millrace Park to the market boasting an idyllic cul de sac position within this exclusive development. No. 1 is a most generous four bedroom, three storey end of terrace townhouse with c. 1,700 of internal living space comprising of; Ground floor – Entrance hallway, office/study, guest wc, open plan kitchen/dining room. First floor – large lounge, main family bathroom and one double bedroom with ensuite. Second floor – two double bedrooms and the fourth master double bedroom with walk in wardrobe space and an ensuite. The versatile internal arrangement is perfect for a growing family. To the front there is ample room to park a number of cars and the sunny southerly rear garden is completely low maintenance – neither are overlooked. This style of property rarely comes to the market in Millrace but when it does it guarantees to turn the head of many a keen purchaser. Early interest is sure to be seen; Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,700 sq ft
- Three storey end of terrace townhouse
- Guest wc, main family bathroom and 2 ensuite bathrooms
- Gas fired central heating
- Double glazed windows
- Separate study on ground floor
- Open plan kitchen/living room with fitted gloss kitchen
- Large lounge located on first floor
- Balcony access from 2 ensuite bedrooms
- Feature master bedroom on second floor with walk in wardrobe
- Low maintenance paved rear garden
- Sunny south westerly orientation
- Side space with Barna Shed
- Ample parking to front
- Peaceful cul de sac setting
- Not overlooked to front or rear
- Within walking distance of Saggart & Rathcoole Villages
- The Luas, Avoca & Rathcoole Park within arm's reach



ACCOMMODATION

ENTRANCE HALL

20'3" x 6'2" (6.2m x 1.9m)

Timber flooring, access to office, guest wc and kitchen/dinning room.

KITCHEN/DINING ROOM

12'1" x 7'5" (3.7m x 2.3m) / 16'7" x 11'4" (5.1m x 3.5m)

Fitted gloss kitchen with tiled splashback. Tiled flooring throughout. Sliding door to rear garden.

LOUNGE

17'3" x 12'4" (5.3m x 3.8m)

Located on the first floor., carpet flooring , feature fireplace, two bright windows.

BATHROOM

8'5" x 6'5" (2.6m x 2m)

Fitted with wc, whb and bath., tiled floor and to wet areas.

BEDROOM 1

15'4" x 10'8" (4.7m x 3.3m)

Double bedroom located on the first floor, carpet flooring with built-in wardrobes, access to balcony and en-suite bathroom.

BEDROOM 2

12'4" x 6'8" (3.8m x 2.1m)

Double bedroom located on second floor with carpet flooring.

BEDROOM 3

15'7" x 10'1" (5.3m x 3.1m)

Double bedroom, located on the second floor, carpet flooring and built-in wardrobes.

BEDROOM 4

17'3" x 9'5" (5.3m x 2.9m)

Double bedroom located on second floor with carpet flooring, a walk in wardrobe, access to ensuite and to balcony.

OUTSIDE FRONT

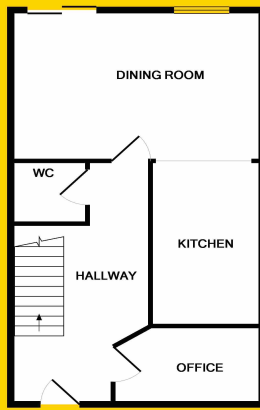
Peaceful cul de sac, not overlooked, auple parking space.

OUTSIDE REAR

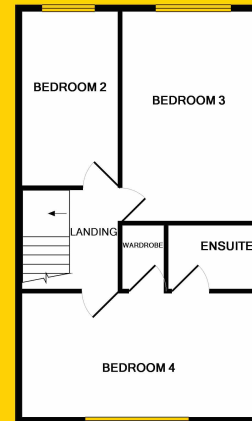
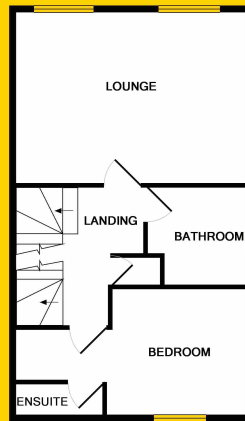
Not directly overlooked, banded by fences and mature trees, low maintenance paving, sunny south facing orientation.



FLOOR PLAN



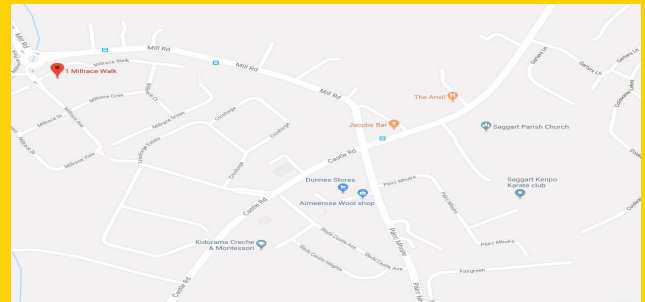
GROUND FLOOR



DIRECTIONS

From Naas Road proceed through Newlands Cross and take the exit for Saggart/Rathcoole. Stay left at the roundabout onto Mill Road and at the next roundabout take the second exit into Millrace. Take the immediate right turn and turn right again onto Millrace Park. No. 1 is located at the end of the cul de sac on the left hand side.

LOCATION



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 40 30 720 or 087 136 8084.**

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

MORTGAGES

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For further information or advice, please call:
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