

FOR SALE

BY PRIVATE TREATY

5 Millcourt Avenue
Clondalkin
Dublin 22



Three Bedroom Terrace



Price: €225,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom terraced property to the market on Millcourt Avenue, one of Clondalkin's most convenient and sought after locations just off the New Nangor Road. Millcourt is within a stone's throw of every conceivable local amenity and is within only a couple of minutes' drive of Clondalkin Village, Liffey Valley Shopping Centre, The M50 Motorway & The Luas.

Living accommodation comprises of entrance hallway, lounge, open plan kitchen/dining area, three bedrooms (2 double/1 single) main bathroom and master bedroom shower room. No. 5 comes to the market in good condition throughout and boasts a lengthy list of additional features including double glazed windows throughout, fully fitted kitchen and a sunny south facing rear garden. Interest is sure to be expected from both 1st time buyers and investors - do not miss this magnificent opportunity. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- Gas fired central heating
- Double glazed windows
- Fitted kitchen
- Ample off street parking
- Not overlooked to the front
- Sunny south facing rear garden
- Within easy reach of Liffey Valley Shopping Centre
- Clondalkin Village & The Luas only a couple of minutes drive away
- Ideal for both 1st time buyers and investors!
- Superb family home
- Viewing highly advised



ACCOMMODATION



FRONT

Overlooking Corkagh Park, gated driveway with extra large side garden.

HALLWAY

9'8" x 5'9" (3m x 1.8m)

Timber flooring. Access to lounge.

LOUNGE

19'4" x 11'2" (5.9m x 3.4m)

Timber flooring. Feature fireplace. Bright bay window. Double doors to kitchen/dining.

KITCHEN/DINING

14'4" x 11'5" (4.4m x 3.5m)

Linoleum flooring and tile splashback. Fitted kitchen. Understairs storage.

BEDROOM 1

8'5" x 7'9" (2.6m x 2.4m)

Double to rear. Built in wardrobes.

BEDROOM 2

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

Double to rear. Laminate flooring.

BEDROOM 3

12'8" x 11'5" (3.9m x 3.5m)

Master to front. Laminate floor. Two bright windows. Built in wardrobes. Access to shower room.

BATHROOM

8'5" x 5'9" (2.6m x 1.8m)

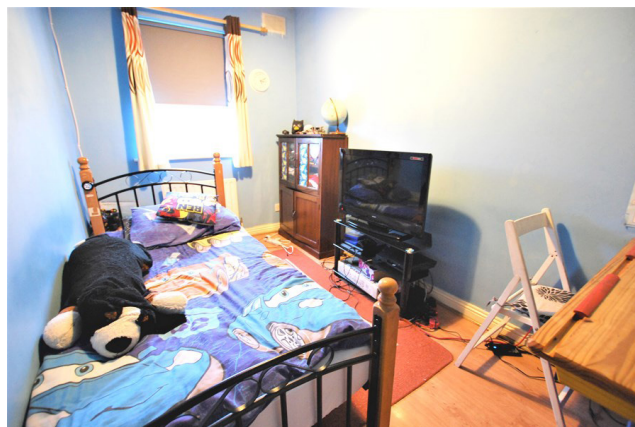
Fitted with wc, whb and bath.

FRONT GARDEN

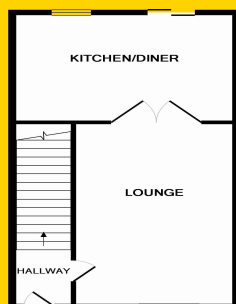
Not overlooked. Concrete garden with side lawn area.

REAR GARDEN

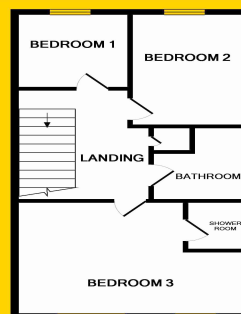
Walled and fenced. Lawn and decked areas. Sunny south facing orientation.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

LOCATION

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road passing the Topaz garage, through two sets of lights and at the next major roundabout turn left onto New Nangor Road. Continue through the first set of traffic lights and take your 2nd left turn onto Millcourt Avenue. From here turn left and the property can be found on the right 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

Chase Nouri and he can be contacted on 01 40 30 720 or 086 130 4080

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

MORTGAGES

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



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
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