



**For Sale** By Private Treaty

15 Millrace Avenue  
Saggart  
Co. Dublin  
D24 WR52



Scan to view Property

4 Bedroom | 3 Bathroom | Mid Terraced | 155 sq.m

**Guide Price: €340,000**



## Description

RAY COOKE AUCTIONEERS proudly present this excellent four bedroom terraced property to the market ideally located on Millrace Avenue, Saggart, Co Dublin. This prestigious and ever sought after development, is found within arm's reach of every conceivable local amenity, including Saggart & Rathcoole Villages, Rathcoole Park, Avoca, schools, bars and leisure facilities – the location could not be better! Inside boasts c. 155 sq m of bright and spacious living accommodation which is made up of porch, entrance hallway, utility room, open plan kitchen / dining room with additional living space, on the first floor you will find a the main living room, family bath room and double guest bedroom with balcony and en suite, on the third floor, you have 3 spacious rooms including master en suite with sunny balcony and fully tiled en suite, off the landing there is ample storage in the large attic space. To the rear is an large rear garden with new patio area, lawn and garden shed (10x80). No. 15 comes to the market in excellent condition throughout and benefits from extra spacious living space, 4 double bedrooms, built in storage and top quality flooring.

## Features

- Ber B3
- C. 155 sqm
- Management fees c. €617.00 pa
- Gas fired central heating
- Double glazed windows
- Porch
- Open plan kitchen / living / dining space
- 4 double bedrooms
- Fitted wardrobs
- Ample storage
- Additional attic storage
- Fully tiled bathrooms





## Accommodation

Entrance Hall  
6'2" x 5'9" (1.9m x 1.8m)  
Tiled flooring.

Lounge/Kitchen  
31'8" x 16'7" (9.7m x 5.1m)  
Fully tiled fitted kitchen.

Utility Room  
5'9" x 5'2" (1.8m x 1.6m)  
Tiled flooring with fitted units.

Living Room  
16'7" x 14'4" (5.1m x 4.4m)  
Laminate flooring with gas fire.

Bedroom 1  
14'7" x 11'1" (4.5m x 3.3m)  
Double bedroom to the front of the property with carpet flooring, fitted wardrobes, fully tiled en suite with access to balcony.

Bedroom 2  
9'5" x 15'7" (2.9m x 4.8m)  
Double bedroom to the rear of the property with carpet flooring and fitted wardrobes.

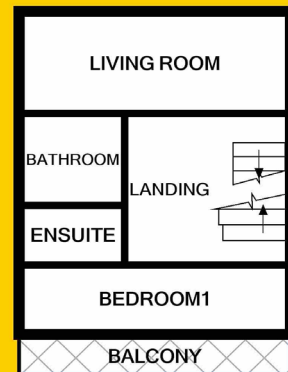
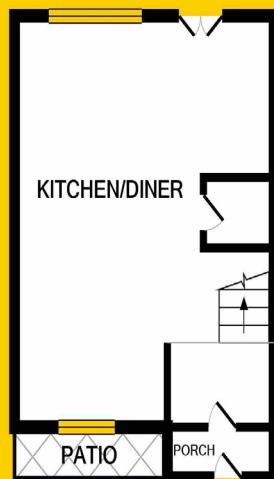
Bedroom 3  
12'4" x 6'5" (3.8m x 2.0m)  
Single bedroom to the rear of the property with laminate flooring.

Bedroom 4  
(3.1m x 5.1m)  
Double bedroom to the front of the property with carpet flooring, fitted wardrobes with access to en suite.

Bathroom  
3'9" x 8'2" (1.8m x 2.5m)  
Fitted with WC, wash hand basin, fully tiled bath and shower.



## Floor Plans



## Negotiator

Alanna Tyrrell  
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## 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.

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