



**For Sale** By Private Treaty

178 The Gate, Millpark  
Clondalkin  
Dublin 22  
D22 Y883

2 Bedroom | 2 Bathroom | Apartment | 84sq.m

**Guide Price: €260,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to introduce this superb three bedroom semi-detached family home to the market wonderfully tucked away within the quaint, quiet cul de sac that is Yellow Meadows Park. Yellow Meadows, a mature and charming development, finds itself within arm's reach of Clondalkin Village along with a wide array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre and a choice of esteemed primary & secondary schools. Bus routes to and from Dublin City are on your doorstep along with the M50/N7 Road Networks & The Red Cow Luas Terminal merely minutes by car.

Internal living accommodation of c. 90 sqm comprises of entrance hallway, kitchen, lounge/diner, three bedrooms and main family bathroom. The southwest facing rear garden is a true sun trap, and is perfect for a summer evening. Interest is sure to be seen from first time buyers and investors alike. Register your interest today to arrange a private viewing!

## Features

- BER D1
- c. 90 sqm.
- Double glazed windows
- Gas fired central heating
- Solid fuel burning stove
- Fully fitted kitchen
- Ample storage understairs
- 3 spacious bedrooms
- Southwest facing rear garden
- Private off street parking
- Highly sought after development
- Within walking distance of Clondalkin Village
- Clondalkin Village M50 & The Luas within arm's reach
- Call Ray Cooke Auctioneers today to arrange a private viewing



# Accommodation

## ENTRANCE HALL

6.61m x 1.2m

Laminate flooring, access to bedrooms, bathroom and lounge.

## LOUNGE

5.2m x 6.48m

Bright lounge, access to patio, dining area and open plan to kitchen.

## KITCHEN

1.92m x 5.35m

Fully fitted kitchen with eye and floor level units, gas hob and tiled flooring.

## BEDROOM 1

3.77m x 3.66m

Double bedroom fitted wardrobes and double doors to patio and laminate floorings.

## ENSUITE

2.16m x 0.85m

Fully tiled and fitted with wc, whb and shower enclosure.

## BEDROOM 2

3.7m x 2.42m

Double bedroom fitted wardrobes and laminate floorings.

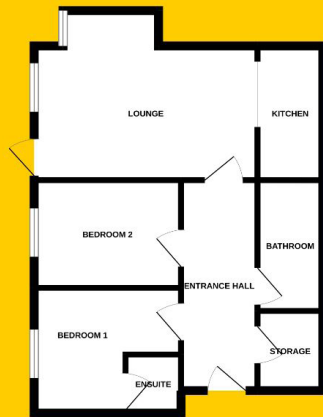
## BATHROOM

1.71m x 2.42m

Fully fitted bathroom with wc, whb and bath.



GROUND FLOOR



## Negotiator

Eoin Keogh  
01 68 75 800  
or 086 7788498  
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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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Cooke.**  
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Cooke.**

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