



Morton & Flanagan Ltd.

Auctioneers / Estate Agents / Valuers / Surveyors / Property Management / Investment Consultants.

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PSRA Licence No. 001523

FOR SALE BY PRIVATE TREATY

“Impressive two bedroom top floor apartment”

Apartment 57 The Oaks, Ridgewood, Swords, Co. Dublin, K67 YH11



Don't miss this opportunity to acquire a beautiful owner occupied two bedroom top floor apartment overlooking open green space to the front and rear. Apartment 57 The Oaks is a two bedroom over duplex unit ideally located close to the entrance of the Ridgewood Estate with all amenities within walking distance including bus routes, Tesco Express, Pharmacy & Medical Centre. The tastefully decorated and well maintained accommodation extends c. 51 sq.m. (c. 549 sq.ft.) and comprises entrance hall, open plan living room cum kitchen/dining area, two double bedrooms and main bathroom. Ridgewood is an award winning development that enjoys easy access to Dublin Airport, M1 & M50 motorways.

- Top floor
- Owner occupied
- Attic space for storage
- **BER D1**
- Overlooks open green space
- Gas fired central heating
- PVC double glazed windows
- Award Winning Development

Price: €225,000

View: By Appointment

Refer: Jane Morton



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. All negotiations are conducted on the basis that the purchaser / lessee shall be liable for any VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No. AU 0028110 © Ordnance Survey Ireland / Government of Ireland. Maps and plans are not to scale and measurements are approximate.

ACCOMMODATION:

- Entrance hall - With tiled floor, storage cupboard and hotpress.
- Kitchen cum dining/
living room - 3.5m x 5.6m
Bright open plan room with views of the landscaped open green space. Fully fitted kitchen with tiled floor. Integrated oven, hob and extractor fan.
Living room with laminate flooring, feature fireplace with electric fire insert.
- Bedroom 1 - 3.8m x 3.1m (back)
Double room with built in wardrobes. Laminate floor.
Overlooks communal green space to the rear.
- Bedroom 2 - 3.3m x 2.6m (front)
Double room with built in wardrobes. Laminate floor.
Overlooks landscaped green space to the front.
- Bathroom - 1.9m x 1.7m
Bath, wc & whb. Tiled walls at bath surround.

Outside:

This apartment enjoys a private outlook to both the front and rear overlooking open green space. To the front there is ample communal parking provided.

BER Rating:



Viewing:

By appointment with the sole selling agents.

Price:

€225,000

Refer:

Jane Morton AssocSCSI AssocRICS

Additional Features

Owner occupied – well maintained and tastefully decorated

Overlooks large landscaped open green space to the front
and communal green space to the rear

Top floor, over duplex

Attic space for storage

Two double bedrooms

Built in wardrobes

Laminate flooring fitted to entrance hall, living room and bedrooms

Burglar Alarm

Adjacent to Tesco Express, Pharmacy & Medical Centre

Walking distance to Swords Express & Dublin bus routes

Easy access to Dublin Airport, M1 & M50

Annual Management Fee €654.29 (2020)

Schools close by:

Holy Family Junior & National School

Loreto College Secondary School

Coláiste Choilm Secondary School

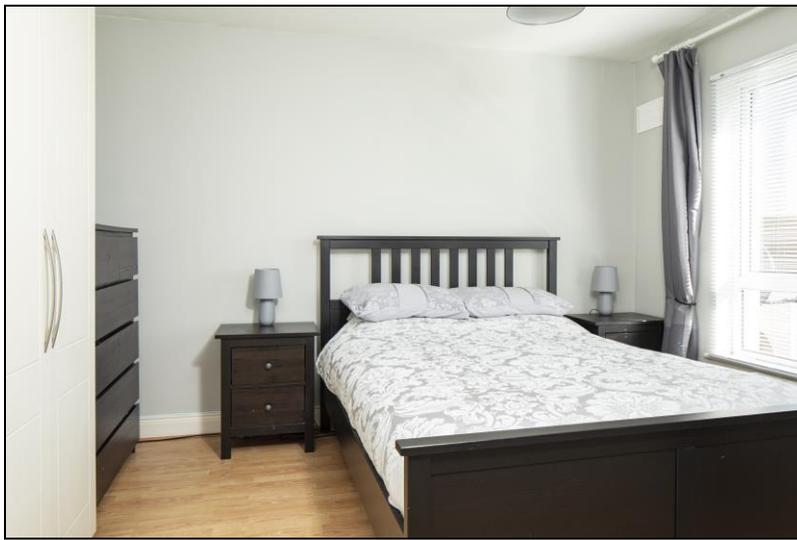
Additional Images



Kitchen cum dining/living room



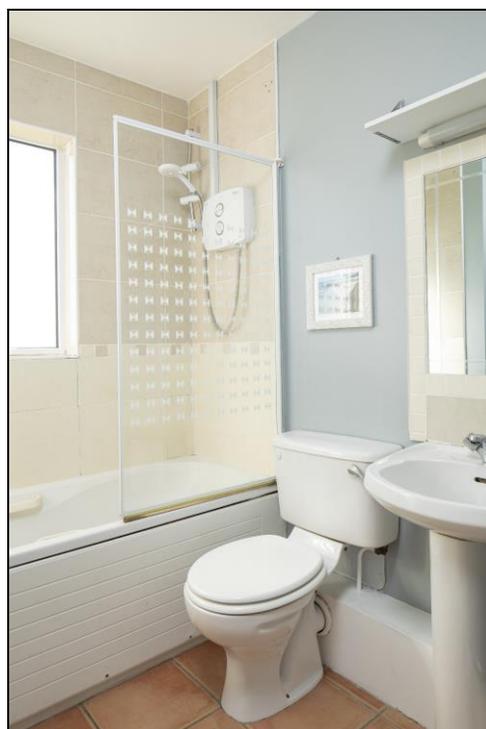
Landscaped open green space to the front



Bedroom 1



Bedroom 2



Bathroom

Floor Plan

