

FOR SALE

BY PRIVATE TREATY

19B Springbank
Saggart
Co. Dublin



Three Bedroom Detached
c.148.6sq.m. /1,600q.ft.



Price: €399,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this superb three bedroom detached dormer bungalow to the market within the mature and sought after "Springbank" development. 19B boasts an idyllic position to the rear of development and oozes peace and tranquility. The location is next to none as you are ideally positioned just off the N7 and within walking distance of both Saggart & Rathcoole Villages along with a wide array of amenities. These include both primary & secondary schools, shops & shopping centres, leisure facilities, bars & restaurants, Avoca and the picturesque Rathcoole Park. On a transport note you will find a host of bus routes within arm's reach and the M50 motorway + The Luas Red Line merely minutes by car. Interior living accommodation of c. 1,600 sq ft comprises of; Downstairs - entrance hallway with under stairs storage, lounge/dining room/kitchen with separate utility room and one ensuite double bedroom. Upstairs you will find the main family bathroom and a further two double bedrooms with one ensuite. This magnificent family home was constructed c. 2009 and finished with only the highest quality materials. To the rear is a magnificent south facing rear garden which is not overlooked. The tarmac front entrance gives way to a large driveway with room to park a number of cars. Viewing highly advised; Call Ray Cooke for further information or to arrange viewing

FEATURES

- c. 1,600 sq ft
- BER B3
- Built c. 2009
- Pristine condition throughout
- Fully alarmed
- Double glazed windows
- Gas fired central heating
- Quality oak flooring
- Fully fitted kitchen with breakfast bar
- Separate utility room
- 3 generous double bedrooms
- Extensive wardrobe space
- 1 bathroom/2 ensembles
- Not overlooked to rear
- Magnificent south facing garden
- Tarmac driveway with ample room to park a number of cars
- Within walking distance of both Rathcoole & Saggart Villages
- Located just off N7
- M50 Motorway and The Luas found within



ACCOMMODATION

HALLWAY

16'4" x 6'2" (5m x 1.9m)

Timber flooring, carpet to stairs and landing, understairs storage, access to lounge, one bedroom and kitchen.

BEDROOM 1

15'0" x 10'8" (4.6m x 3.3m)

Located downstairs, timber flooring, built in sliderobes and access to ensuite.

LOUNGE/DINING ROOM

28'2" x 10'8" (8.6m x 3.3m)

Open plan room full length of house, timber flooring, feature fireplace, open access to kitchen, patio doors from dining area to rear garden.

KITCHEN

12'1" x 10'8" (3.7m x 3.3m)

Tiled kitchen with extended breakfast bar, tiled floor and splashback and access to separate utility room.

BEDROOM 2

18'0" x 10'4" (5.5m x 3.2m)

Double bedroom located upstairs, timber flooring and built in sliderobes.

BEDROOM 3

Double bedroom located upstairs, timber flooring and access to ensuite.

BATHROOM

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

Fully tiled and fitted with wc, whb and bath with Tirtan shower.

OUTSIDE FRONT

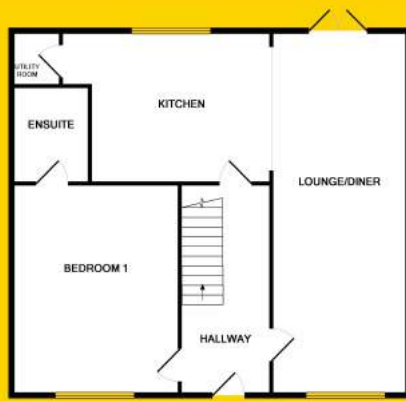
Right of way entry with private tarmac driveway, ample space to park a number of cars.

OUTSIDE REAR

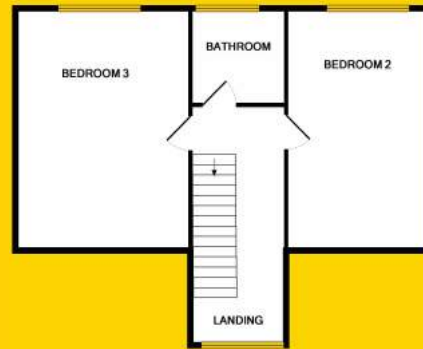
Most generous rear garden, not directly overlooked, fully fenced boundary, mainly in lawn with decked area, sunny south westerly orientation



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

DIRECTIONS

Proceed on N7 Naas Road passing Newlands Cross. Take exit for Rathcoole/Saggart and keep left onto Mill Road. Take the 2nd right turn into Springbank. Keep left and veer left again. 19B is found to the rear of no. 19.

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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