

FOR SALE

BY PRIVATE TREATY

15 The Swift
Tassagard Green
Saggart
Co. Dublin



Two Bedroom Apartment
c.102sq.m. /1,100sq.ft.



Price: €240,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this superb two bedroom ground floor apartment to the market in the heart of Saggart Village and nestled away within this quaint, gated development of Tassagard Green. The location could not be better as on your doorstep you will find a variety of local shops, bars, restaurants, sports & leisure facilities, Avoca Café and Rathcoole Park. On a transport note the M50 and N7 road networks are easily accessible along with The Saggart Luas Stop found within 10 minutes walk.

Luxurious interior living accommodation of c. 1,150 sq ft comprises of entrance hallway with storage press, large lounge/dining room, kitchen with separate utility room, two double bedrooms, master bedroom ensuite and main family bathroom. No. 15 has been meticulously maintained and is found in pristine condition throughout. To the front is a large parking area surrounded by manicured communal gardens. To the rear of the property is a most private cobblelock terrace ideal for outdoor relaxation. One not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,100 sq ft
- Ground floor
- BER- D1
- Management fee c. €1,400 per annum
- Gas fired central heating
- Double glazed windows
- Most spacious living accommodation
- Fitted kitchen with granite worktops
- Separate utility room
- Fully tiled bathroom suite
- 2 x double bedrooms
- XL ensuite with "his and hers" wash basins
- Feature fireplace with gas fire to lounge
- Outside terrace area
- Quality fixtures and fittings
- Ideal for 1st time buyers, investors or clients trading down
- Secure gated development



ACCOMMODATION

HALLWAY

Laminate flooring, access to bathroom, storage press, two bedrooms and utility room and lounge.

BATHROOM

6'5" x 5'2" (2m x 1.6m)

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

BEDROOM 1

18'0" x 15'7" (5.5m x 4.8m)

Master bedroom to the rear of the property, carpet to floor, built in wardrobes and access to ensuite.

BEDROOM 2

14'1" x 11'1" (4.3m x 3.4m)

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

LOUNGE

20'0" x 17'7" (6.1m x 5.4m)

Exrea large lounge, laminate flooring, feature fireplace, archway to kitchen, patio doors to outside terrace.

KITCHEN

10'1" x 10'8" (3.1m x 3.3m)

Fitted shaker style kitchen with granite counter tops, tiled to floor and to splashback.

OUTSIDE FRONT

Parking to front, manicured green areas throughout, immaculately kept common areas.



FLOOR PLANS

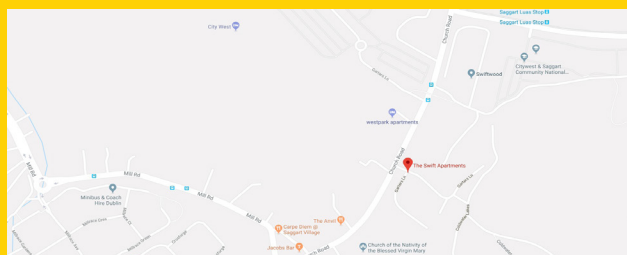


Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Mapbox ©2018

DIRECTIONS

From the N7 take the exit for Saggart Village. Pass by Citywest Hotel on the right hand side and take next turn left into Tassaggard Green. Once you enter the electronic gates turn right and find the third block entrance on the left 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

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

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



For further information or advice, please call:
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