

**FOR SALE**

BY PRIVATE TREATY

6 Saggart Lodge Court  
Saggart  
Co. Dublin  
D24 XD00



Four Bedroom Townhouse  
c.232 sq.m. /2,497 sq.ft.



**Price: €495,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this exceptional, deceptive and well-proportioned Townhouse perfectly located in the heart of Saggart Village. With every conceivable amenity conveniently located on your door step, this fantastic property provides great access to the major road networks including the M50 and N7. Saggart Lodge Court is perfectly positioned, nestled away in a gated development in the centre of Saggart Village just off the N7 offering both a peaceful and favourable setting. Dublin City Centre is only 20 minutes' drive away with the Saggart LUAS stop found within a 10 minute walk from the front door. Saggart Village itself offers a large variety of amenities such as schools, shops, restaurants, bars & sporting facilities.

Sizeable and spacious living accommodation of c.232sq.m comprises an entrance hallway, LARGE open plan living room/diner, Kitchen and WC to the ground floor. Upstairs on the first floor you will find one spacious bedroom with large contemporary en-suite and balcony overlooking the rear garden and the second living room/5th bedroom. On the third floor you will find 3 further bedrooms, one being the master with en-suite and balcony. To the rear of the property you will find a fully enclosed rear garden mainly laid to lawn with a patio seating area. No. 6 comes to the market in good condition throughout and ready to walk into. It benefits from, double glazed windows throughout and a gated accessed community. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- LOCATION LOCATION LOCATION
- Management fee c. €766 per annum
- 4/5 Double bedrooms
- Close to the LUAS
- High ceilings throughout
- Large entrance hall
- Double glazed windows
- 34'7" Lounge/Diner
- Gated Complex
- Close to M50/N7
- 2 ensuite bedrooms
- Prime located in the heart of Saggart Village
- Every conceivable amenity on your doorstep
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

25'2" x 6'5" (7.7m x 2m)

Timber flooring, carpet to stairs and landing and access to lounge, guest w.c and understair storage.

### LOUNGE/DINING ROOM

34'7" x 14'7" (10.6m x 4.5m)

Large open plan room, timber flooring, feature fireplace, bright bay window and access to kitchen and patio doors to rear.

### KITCHEN/ DINING ROOM

11'4" x 11'1" (3.5m x 3.4m)

Tiled to floor and splashback areas, fitted gloss kitchen with granite worktops.

### BEDROOM 1

15'4" x 13'1" (4.7m x 4m)

Double bedroom on the 1st floor to the rear of the property, walk in wardrobe area, access to balcony and fully tiled ensuite.

### LIVING ROOM (POTENTIAL)

21'9" x 14'1" (6.7m x 4.3m)

Located on the 1st floor, carpet to floor, feature fireplace and access to balcony.

### BEDROOM 2

13'1" x 13'1" (4m x 4m)

Double bedroom on the 2nd floor to the rear of the property, carpet to floor, walk in wardrobe area, access to balcony and fully tiled ensuite.

### BEDROOM 3

14'4" x 11'4" (4.4m x 3.5m)

Double bedroom on the 2nd floor to front of the property, carpet to floor, built in wardrobe and access to juliet balcony.

### BEDROOM 4

13'7" x 10'1" (4.2m x 3.1m)

Double bedroom on the 2nd floor to the front of the property and carpet to floor.

### BATHROOM

7'5" x 5'5" (2.3m x 1.7m)

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

### OUTSIDE FRONT

Ample parking space, not overlooked, attractive planting bounded by mature trees and hedging.

### OUTSIDE REAR

Fully fenced, lawn garden and westerly orientation.



## LOCATION



## DIRECTIONS

From the N7 take the exit for Saggart Village. Pass by Citywest Hotel on the right hand side and TAKE THE NEXT LEFT TURN INTO THE TASSAGARD GREEN DEVELOPMENT. Once you enter the electronic gates proceed straight ahead passing the apartments on the right hand side. Veer to the left into the cul de sac and no. 6 can be found on the left hand side.

## 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

Nick Lindsey and he can be contacted on **01 9089300** or **086 063 4889**

Alternatively you can send an email to **[nick.lindsey@raycooke.ie](mailto:nick.lindsey@raycooke.ie)** and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720** or **087 99 44 036**

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