

FOR SALE

BY PRIVATE TREATY

**7 Corbally Rise
Saggart
Co. Dublin**



Two Bedroom Bungalow
c.78.sq.m. / 850sq.ft.



Price: €245,000

raycooke.ie

DESCRIPTION

Corbally Rise, a hugely sought after location is within easy reach of all local amenities including Citywest shopping center, restaurants, schools/creches and has excellent transport links. The area is well serviced with excellent road networks and also has the Red Luas Line within 5 minutes' walk. The location is truly next to none.

Bright and spacious living accommodation of 850 sq ft comprises of entrance hall, lounge, kitchen/dinning, 2 double bedrooms, family bathroom and en-suite in the master bedroom. The property also has the added bonus of a large rear garden that is not over looked. No. 7 is presented in good condition throughout and boasts gas fired central heating, double glazed windows, fully alarmed and has HUGE potential do not miss this one; call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 850 sq ft
- Gas fired central heating
- Double glazed windows
- Fully Alarmed
- LARGE driveway
- 2 Beds / 2 Baths
- LARGE GARDEN
- Quite cul-de-sac
- Off Street Parking
- Within easy reach of M50 & N7
- Luas 5 minutes' walk away
- Every conceivable amenity within walking distance
- LOCATION LOCATION LOCATION
- VIEWING HIGHLY ADVISED!



ACCOMMODATION

ENTRANCE HALL

7'2" x 5'5" (2.2 x 1.7m)

Laminate flooring, access to lounge, kitchen and bedrooms.

LOUNGE

21'4" x 12'7" (3.5m x 3.9m)

Laminate flooring, large bright room, feature electric fireplace.

KITCHEN

13'4" x 9'5" (4.1m x 2.9m)

Fully fitted kitchen, tiled flooring, access to rear garden.



BEDROOM 1

9'1" x 9'8" (2.8m x 3m)

Double room to the rear of the property, carpet flooring, built in wardrobes, ensuite.



BEDROOM 2

9'8" x 10'4" (3m x 3.2m)

Double room to the rear of the property, carpet flooring, built in wardrobes.

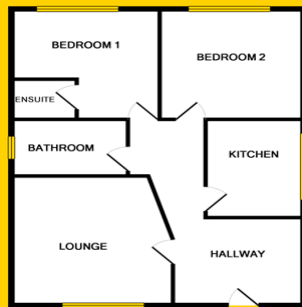
BATHROOM

5'5" x 5'9" (1.7m x 1.8m)

Fully fitted bathroom, tiled flooring, partly tiled walls.



FLOOR PLANS



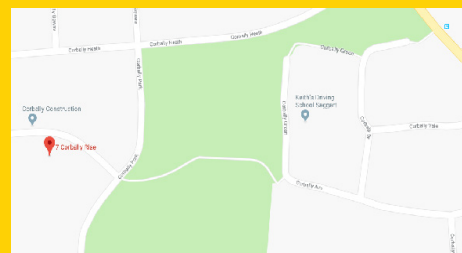
DIRECTIONS

Coming from the M50, travel down the N7 and take the third exit into Citywest. Continue straight through four roundabouts and turn right into Westbrook Lawns. When in Westbrook Lawns go straight down the avenue and take your second left turn and then a right onto Corbally Rise, where you will find no.7 on your 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.

LOCATION



NEGOTIATOR

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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:
01 40 30 720 or 087 99 44 036

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