

**FOR SALE**

BY PRIVATE TREATY

**147 Seven Oaks  
Sarsfield Road  
Ballyfermot  
Dublin 10**



1 Bedroom Apartment  
c.53sq.m / 570sq.ft



**Price: €175,000**

**raycooke.ie**

PSRA LICENCE NO. 002307

## DESCRIPTION

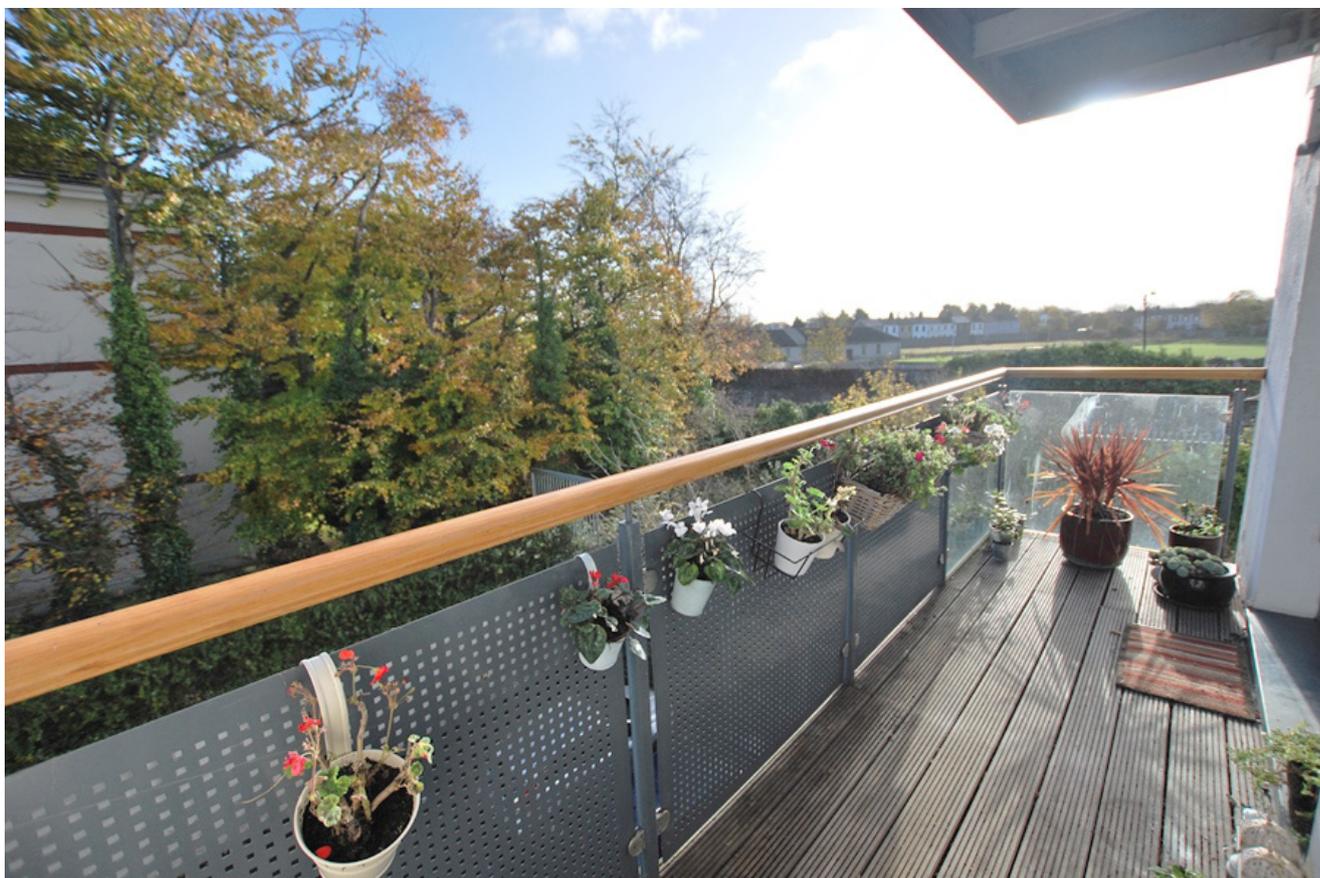
RAY COOKE AUCTIONEERS take great pleasure in introducing no. 147 Seven Oaks to the market in this prestigious development located just off Sarsfield Road. With a frequent bus route to Dublin's City Centre on your doorstep, Sarsfield Medical Centre found on site, and the Luas Line, The War Memorial Gardens & The Phoenix Park within walking distance; the location is truly next to none.

Bright and airy living accommodation comprises of entrance hallway with generous store room, bathroom, master double bedroom and open plan lounge/dining area with L-shaped kitchen. From the lounge you can access the comfortable balcony area which is ideal for evening relaxation.

No. 147 is beautifully presented throughout having been lovingly cared for by its current owner and is truly in "turn-key" condition. Prime for first time buyers, investors or clients looking to trade down; viewing is strongly advised! Call Ray Cooke Auctioneers today.

## FEATURES

- c. 570 sq.ft
- Management fee c. €1,200 per annum
- Block E
- 1st floor with lifts and stairs
- Well maintained & prestigious development
- Double glazed windows
- Gas fired central heating
- Beautifully presented throughout
- Fully tiled contemporary bathroom suite
- Spacious double bedroom with built-in wardrobes
- Most generous store room
- Bright and airy open plan kitchen/lounge
- Oak flooring to lounge
- Extra-large balcony
- Designated underground parking space
- Located just off Sarsfield Road
- Early viewing highly advised!!



## ACCOMMODATION

### HALLWAY

4.2m x 1.1m

Quality carpet. Access to bathroom, bedroom, store room and lounge.



### BATHROOM

3.1m x 1.5m

Fully tiled bathroom with full size bath and shower attachment, wc and whb.



### BEDROOM

4m x 2.7m

Bright double bedroom with quality carpet flooring and built-in wardrobes.



### LOUNGE

4.9m x 3.5m

Large bright lounge with oak flooring. Open access to kitchen and double doors to balcony.

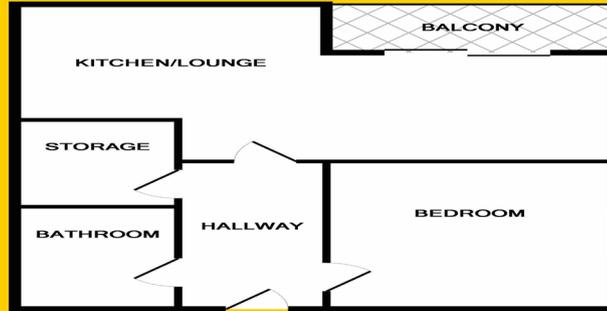


### KITCHEN

4m x 1.6m

Fully fitted kitchen with a range of eye and floor level units. Plumbed for washing machine. Tiled flooring, splashback and surround. Access to balcony.

## FLOOR PLAN



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 Metropix 652012

## DIRECTIONS

From the Naas Road, Turn Left onto Kylemore Road. Proceed ahead to the major roundabout and take the 3rd exit onto Sarsfield Road/R833. Passing the Applegreen Service Station on the right hand side, proceed through the traffic light junction with Landen Road, and Seven Oaks can be found on the right 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

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- 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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