



4 Ridgewood Court, Swords, Co Dublin  
€250,000 | 2 Beds | 740 sqft (68.75 sqm)



FRANK FLEMING  
ESTATE AGENT

## DESCRIPTION

Frank Fleming Estate Agent is delighted to present to the market No.4 Ridgewood Court in Swords. The convenient and friendly neighbourhood will appeal as a family home or investment opportunity.

Accommodation comprises entrance hall, guest wc, bright living room and kitchen/dining room. Upstairs there are two bedrooms and family bathroom. There is a rear patio garden opening up to the large communal garden beyond. There is off street parking to the front of the property.

Centrally located within easy reach of the Rivervalley Shopping Centre and Swords village with a host of leisure, shopping and transport amenities on your doorstep. Dublin Airport, the M50 and M1 motorways are all close by.

## ACCOMMODATION

Entrance Hall

3'0" (0.91m) x 3'0" (0.91m)

With laminate floor and guest wc off

Guest WC

Located off the entrance hall with wc and whb

Living Room

13'1" (3.99m) x 18'4" (5.59m)

With timber laminate floor, fireplace and TV point





#### *Kitchen/Dining*

*13'1" (3.99m) x 11'8" (3.56m)*

*With tiled floor & splashback, ample floor & wall units and plumbed for both washing machine & dishwasher. Door to rear garden*

#### *Master Bedroom*

*13'1" (3.99m) x 10'6" (3.2m)*

*Located to the front of the property with fitted carpet and built in wardrobes. Door to semi ensuite bathroom.*

#### *Semi Ensuite/Bathroom*

*5'7" (1.7m) x 6'5" (1.96m)*

*With tiled floor and part tiled walls, wc, whb and bath with overhead shower*

#### *Bedroom 2*

*13'1" (3.99m) x 10'3" (3.12m)*

*Located to the rear of the property with fitted carpet and built in wardrobes*

#### **FEATURES**

*BER: D1*

*BER No: 114451149 - 329.12kWh/m2/yr*

*Two-bedroom mid-terraced home*

*Patio garden to rear*

*Large communal garden to rear*

*Gas fired central heating*

*Parking to front*

*Convenient to Swords village with its host off amenities*

#### **AGENTS DETAILS**

*Frank Fleming MIPAV*

*Frank Fleming Estate Agent*

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# FLOOR PLANS

Total Approx. Floor 740 sqft (68.75 sqm)



Frank Fleming Estate Agent wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Frank Fleming Estate Agent, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Frank Fleming Estate Agent has any authority to make or give any representation of warranty in relation to this property.

## Frank Fleming Estate Agent

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