

**FOR SALE**

BY PRIVATE TREATY

**29 Golf Apartments  
Saggart  
Co. Dublin**



**Two Bedroom Apartment**

**BER TBC**

**Price: €155,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

**\*DUE TO PLANNING RESTRICTIONS - CASH BUYERS/ INVESTORS ONLY\*** - RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom apartment to the market in the highly sought "Golf Apartments" in Saggart Village. This unique property is on the edge of the picturesque grounds of Citywest Hotel & Golf Club and is within a short stroll of a vast array of local amenities including esteemed schools, local shops & shopping centres, leisure facilities and The Red Luas Line. The area is well serviced with excellent road networks and a host of bus routes to and from Dublin's City Centre are located to the front of the development.

Interior living accommodation comprises of entrance hallway with storage press, main family bathroom, generous lounge/dining room with access to the kitchen, two extra large double bedrooms and master bedroom ensuite. No. 29 is located on the ground floor of the development and boasts a peaceful outside terrace area with scenic views. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Ground floor
- Management fee c. 1,700 per annum
- Secure parking
- Gas fired central heating
- Double glazed windows
- Generous living accommodation throughout
- 2 extra large bedrooms
- Clean condition
- **\*DUE TO PLANNING RESTRICTIONS - CASH BUYERS/INVESTORS ONLY\***





## ACCOMMODATION

### HALLWAY

Access to lounge, bathroom and two bedrooms.

### BEDROOM 1

Extra large double bedroom, laminate flooring, built in wardrobes and access to ensuite.

### BEDROOM 2

Extra large double bedroom, laminate flooring and built in wardrobes.

### BATHROOM

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

### LOUNGE

Large open plan room, laminate flooring, access to outside patio area, open access to kitchen.

### KITCHEN

Fitted shaker style kitchen, tiled to floor and splashback.



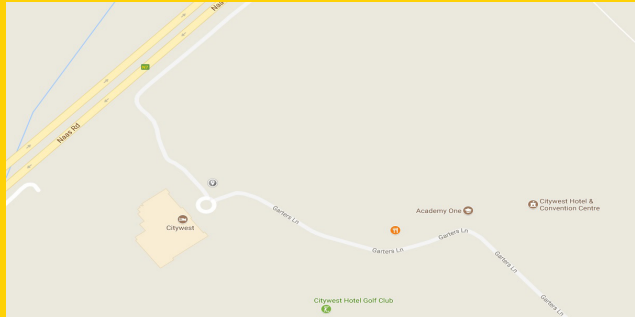
## DIRECTIONS

Follow N7 towards Naas and take exit for Citywest Hotel. Proceed ahead and just before the Citywest Hotel entrance on the right hand side turn left. Pass the entrance to Swiftwood on the left hand side and the Golf Apartments can be seen in front of you.

## 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

## MORTGAGES

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