

**FOR SALE**

BY PRIVATE TREATY

**19 Saggart Court Lodge  
Saggart  
Co. Dublin  
D24TV09**



Two Bedroom Apartment  
c.106.8.sq.m /1,150.sq.ft



**Price: €285,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this exquisite two bedroom apartment to the market on the second floor of Saggart Lodge Court, an exclusive and pristinely manicured development ideally positioned in the heart of Saggart Village. Every imaginable amenity can be found within a stone's throw including local shops, larger shopping centres, primary & secondary schools, sports grounds & leisure facilities, Avoca Cafe and a choice of bars & restaurants. The M50 Motorway and the N7 are found merely minutes by car and the Saggart Luas Stop is a 10 minute walk away. Luxurious internal living accommodation of c. 1,150 sq ft comprises of entrance hallway with an abundance of storage, separate kitchen, main family bathroom, two double bedrooms with one master ensuite, and a breath taking dual aspect lounge/dining room which opens out onto a substantial corner balcony. The size, the space, the bright and airy rooms throughout, the overall condition, the view - words simply cannot describe the sheer quality on offer. This one must be seen - Call Ray Cooke Auctioneers today for further information or to arrange viewing.

## FEATURES

- c. 1,150 sq ft
- BER C2
- Management fee c. 1,800 per annum
- 2nd floor with lifts and stairs
- No property above you
- Alarmed
- Plenty of storage
- High quality fixtures and fittings throughout
- Two large double bedrooms
- Fully tiled bathroom
- Ensuite with his & hers sinks
- Kitchen with high gloss units and granite worktops
- Magnificent dual aspect lounge/dining room
- Newly fitted fireplace with gas fire
- New tiling to hallway
- Newly fitted gas boiler
- Newly fitted pump
- Newly fitted solid timber floor to lounge
- Large corner balcony
- Breath taking views
- Extremely well maintained and manicured grounds
- 2 designated underground parking spaces
- Located in the heart of Saggart Village
- Saggart Luas Stop within 10 minutes walk
- M50 & N7 Road networks very easily accessible



## ACCOMMODATION

### HALLWAY

Tiled floor, access to bathroom, kitchen, two bedrooms, and lounge.

### BATHROOM

9'5" x 5'9" (2.9m x 1.8)

Fully tiled, fitted with whb, wc and Jucuzzi bath.

### BEDROOM 1

17' x 12'4" (5.2m x 3.8m)

Master bedroom, carpet flooring, built in wardrobes, and ensuite.

### BEDROOM 2

13'7" x 9'5" (4.2m x 2.9m)

Double bedroom, carpet flooring, and built in wardrobes.

### KITCHEN

9'8" x 8'2" (3m x 2.5m)

Fitted high gloss kitchen, granite worktops, tiled floors and splashback.

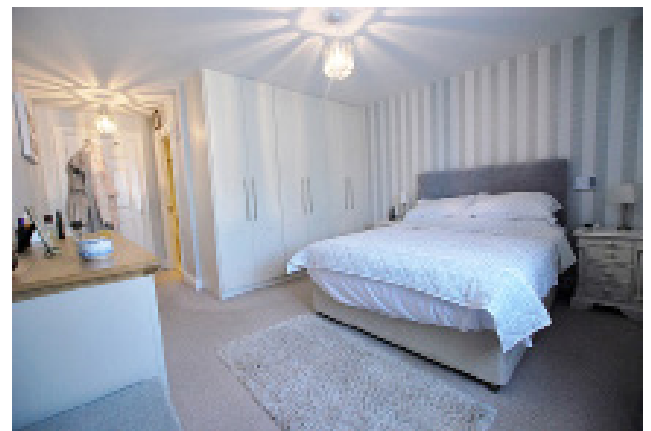
### LOUNGE/DINER

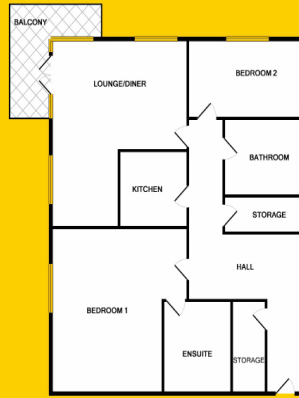
25'9" x 18' (7.9m x 5.5m)

Stunning dual aspect room, solid timber flooring, feature fireplace and access to balcony.

### OUTSIDE

Manicured green space, and underground parking





## 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 4030720 or 086 0606879

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



## MORTGAGES

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For further information or advice, please call:  
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