

**FOR SALE**

BY PRIVATE TREATY

**54 Saggart Lodge Court  
Saggart  
Co. Dublin**

**Ray Cooke**

**Auctioneers**



Two Bedroom End of Terrace  
c.90.6sq.m. / 975sq.ft.

BER C1

**Price: €255,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this stunning two bedroom end of terrace townhouse to the market in the heart of Saggart Village and nestled away within this quaint, gated development. The location could not be better as on your doorstep you will find a variety of local shops, bars, restaurants, sports & leisure facilities, Avoca Café and Rathcoole Park. On a transport note the M50 and N7 road networks are easily accessible along with The Saggart Luas Stop found within 10 minutes walk.

Luxurious interior living accommodation of c. 975 sq ft comprises of entrance hallway, lounge, kitchen/dining room and separate utility room/guest wc, two double bedrooms and main family bathroom. No. 54 has been meticulously maintained and is found in pristine condition head to toe. To the front is a communal parking area with one designated parking space and to the rear you will find an attractive, low maintenance garden which is not overlooked. One not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- \*NO MANAGEMENT FEES\*
- C. 975 sq ft
- BER C1
- c. 10 years old
- Gas fired central heating
- Double glazing throughout
- Kitchen with separate utility room/guest wc
- 2 generous double bedrooms
- Ample built in wardrobe storage
- Quality fixtures and fittings
- Low maintenance rear garden; not overlooked
- Large side entrance
- Communal parking area to front with 1 designated parking space
- Secure gated development
- Located in the heart of Saggart Village
- Saggart Luas Stop within 10 minutes walk
- M50 & N7 Road networks very easily accessible
- Viewing highly advised!





## ACCOMMODATION

### ENTRANCE HALL

7'8" x 4'9" (2.4m x 1.5m)

Tiled flooring. Access to lounge. Carpet to stairs.

### LOUNGE

14'7" x 9'8" (4.5m x 3m)

Tiled flooring. feature fireplac. Access to kitchen.

### KITCHEN/DINER

16'4" x 14'4" (5m x 4.4m)

Fitted kitchen. Tiled flooring. Tiled splashback. Access to utility room and guest wc.



### BEDROOM 1

14'1" x 9'8" (4.3m x 3m)

Double room to rear. Carpet flooring. Built in wardrobes.

### BEDROOM 2

14'1" x 14'1" (4.3m x 3m)

Double room to front. Built in wardrobes. Carpet flooring.



### BATHROOM

7'5" x 6'8" (2.3m x 2.1m)

Bathroom suite fitted with wc, whb and bath triton showers.

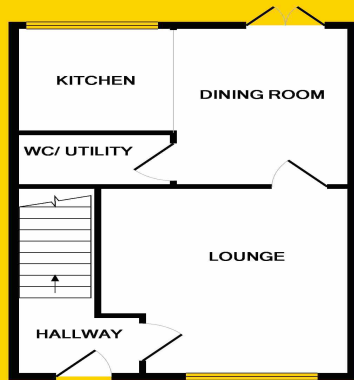


### REAR

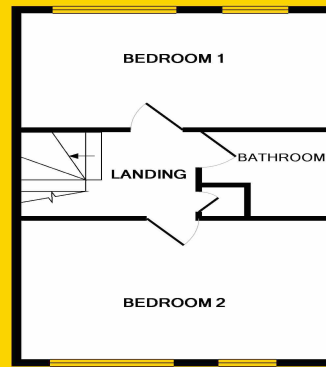
Walled and fenced. Not Overlooked. Lawn garden. Bama shed.



## FLOOR PLANS



GROUND FLOOR

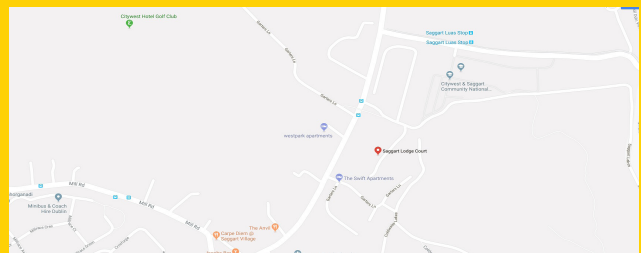


1ST FLOOR

## DIRECTIONS

From the N7 take the exit for Saggart Village. Pass by Citywest Hotel on the right hand side and take next turn left into Tassaggard Green. Once you enter the electronic gates "Saggart Lodge Court" can be seen on your immediate left.

## 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

- 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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