

FOR SALE

BY PRIVATE TREATY

52 Saggart Lodge Court
Saggart
Co. Dublin



Three Bedroom Townhouse
c.113.3sq.m. /1,220sq.ft



Price: €299,950

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this exquisite three bedroom 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. 1,220 sq ft is spread over three levels as follows; Ground floor – entrance hallway, lounge, kitchen/dining room and separate utility room/guest wc. First floor – two double bedrooms, hot press and main bathroom. Second floor – double bedroom, private bathroom and separate storage room. No. 52 is presented in no less than showhouse condition throughout and has been lovingly cared for by its current owner. To the front is a communal parking area with room to park 2 cars 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

- c. C. 1,220 sq ft
- BER B3
- c. 10 years old
- Gas fired central heating
- Double glazing throughout
- Split over three levels
- Kitchen with separate utility room/guest wc
- 3 generous double bedrooms
- 2 separate bathrooms
- Ample built in wardrobe storage
- Quality fixtures and fittings
- Low maintenance rear garden; not overlooked
- Communal parking area to front with room for 2 cars
- 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 HALLWAY

Fully Tiled Floor, Quality Carpets on Stairs and Landing, Coving and Radiator Cover.

LOUNGE

10'8" x 15'0" (3.3m x 4.6m)

Semi Solid flooring with Feature Limestone Fireplace with Electric Fire inset, Timber Shutter Blinds, T.V Point, Coving, Large Feature Mirrors, double glass doors leading to kitchen.

KITCHEN/DINING

16'0" x 14'4" (4.9m x 4.4m)

Fully Fitted kitchen with all electric Appliances, Fully Tiled floor and Splashback, Dining Area, Double French Doors to Rear, Timer Shutter Blinds.

UTILITY

5'9" x 7'8" (1.8m x 2.4m)

Guest WC with WC and WHB, Fully Tiled Floor, Plumbed for Washing Machine and Dryer, Counter top.

BATHROOM

6'8" x 5'9" (2.1m x 1.8m)

Fully tiled bathroom, Three piece bathroom Suite, Triton electric Shower.

MASTER BEDROOM

15'0" x 14'4" (4.6m x 4.4m)

Large Double Room with Built in Wardrobe, Quality Carpet, Bay Window, Timber Shutter Blinds.

BEDROOM 2

14'4" x 8'8" (4.4m x 2.7m)

Double Room, Built in Wardrobes, Quality Carpet, Timber Shutter Blinds.

BEDROOM 3

10'4" x 14'4" (3.2m x 4.4m)

Double bedroom, Built in wardrobes, Timber Shutter Blinds, Quality Carpet.

MAIN BATHROOM

5'5" x 8'8" (1.7m x 2.7m)

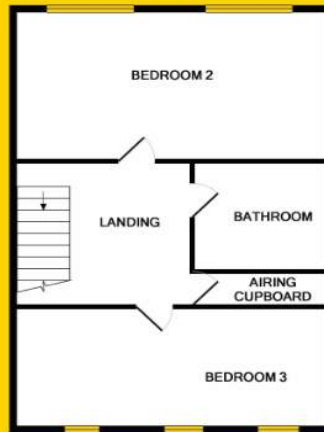
Vinyl Floor, Tiled Walls, Bath, WHB, Wc, Vwelix window and Spotlight.

OUTSIDE REAR

Not Overlooked Private Rear Garden, Fully Maintenance free cobble locked garden and Landscaped, Timber Fencing, Barna Shed, Security Light



FLOOR PLANS



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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

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.

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 0861368084.**

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

MORTGAGES

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