

FOR SALE

BY PRIVATE TREATY

**62 Carrigmore Crescent
Saggart
Co Dublin
D24 X049**



Two Bedroom Apartment
c. 57 sq.m / 615sq.ft

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb two bedroom third floor apartment to the market in the highly sought after Carrigmore Crescent Development, Citywest. The location is absolutely ideal as you are mere minutes from every conceivable amenity including the Luas line, Citywest Shopping Centre, Citywest Business Park, the N7, N81 and the M50 motorway. Bright and superbly laid out interior living accommodation of c. 615 sq ft comprises of entrance hall, two double bedrooms, large bathroom, lounge/dining area and kitchen. Double glass panelled doors from the lounge lead out onto a large sunny balcony. No. 62 comes to the market in turnkey condition throughout having been extremely well maintained by its current owner and boasts an endless list of additional features including built in wardrobes, floor to ceiling windows, polished porcelain tiling and an extra-large kitchen. Prime for first time buyers, do not miss this one. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!.

FEATURES

- C. 615 sq ft
- BER – TBC
- Management fees c. €1500pa
- Storage heating
- 2 large bedrooms
- Turn key condition
- Immaculate condition throughout
- 3rd floor
- Highly sought-after development
- Inset electric fire with mantel surround
- Large sunny private balcony
- Fitted kitchen
- Within walking distance of the Luas line
- Citywest Shopping Centre located next to the development
- Ideal First-time buyers property
- Call Ray Cooke Auctioneers today!



ACCOMMODATION

HALLWAY

8'2" x 6'5" (2.5m x 2m)

Carpet, access to bathroom and storage

LIVING ROOM

20'0" x 18'3" (6.1m x 5.6m)

Laminate floor, electric fire, access to kitchen and balcony.

KITCHEN

8'2" x 7'5" (2.5m x 2.3m)

Tiles to floor, fitted units, and tiled splashback.

BEDROOM 1

9'5" x 11'4" (2.9m x 3.5m)

Carpet floor, fitted wardrobes.

BEDROOM 2

9'5" x 8'8" (2.9m x 2.7m)

Laminate floor.

BATHROOM

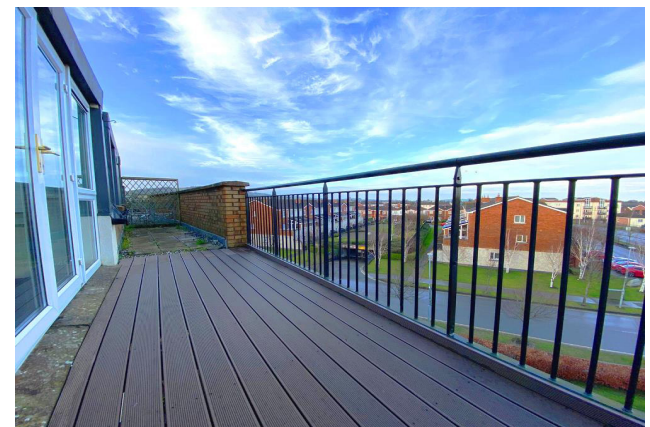
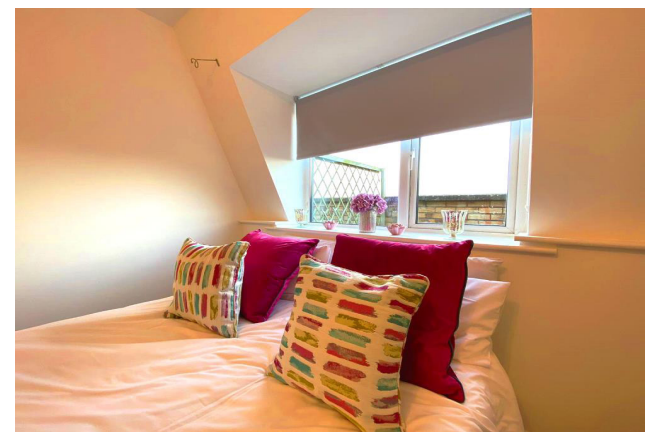
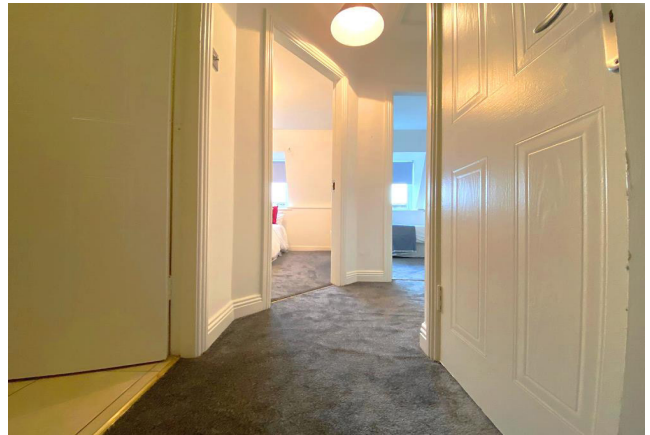
7'5" x 5'9" (2.3m x 1.8m)

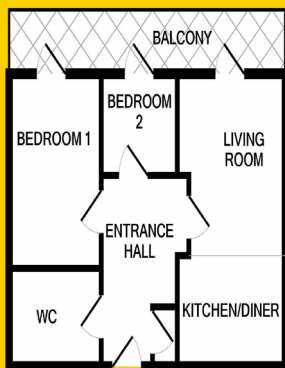
Bath and shower, wash hand basin, wc, tiles to floor.

STORE ROOM

3'9" x 6'2" (1.2m x 1.9m)

Laminate floor and fitted shelves.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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