

FOR SALE

BY PRIVATE TREATY

**34 The Slade
Tassagard Green
Saggart
Co. Dublin
D24HP65**



Three Bedroom Apartment
c.15.3 sq.m /700.sq.ft



Price: €329,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this exquisite three bedroom penthouse apartment split over two levels in the heart of Saggart Village and nestled away within this quaint, gated development of Tassagard Green. 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 internal living accommodation comprises of; Ground floor - private entrance with access to one double bedroom, master bathroom and a stunning open plan lounge/kitchen/dining room. Access to the outdoor balcony with breath-taking mountain views and a sunny south facing aspect. First floor - another private entrance along with two ensuite bedrooms. No. 34 boasts the highest quality of finishes and is without doubt the trophy property of the development. It is most bright and airy throughout and oozes class. Viewing is highly advised - Call Ray Cooke Auctioneers to arrange viewing.

FEATURES

- c. 1,775 sq ft
- BER C2
- Management fee c. €2,400 per annum
- Penthouse duplex property
- Split over 2 levels
- Two private entrances; one on each floor
- Three double bedrooms
- Two ensuite bathrooms
- Gas fired central heating
- Ultra high quality finish
- Open plan lounge/kitchen/dining room
- Fitted kitchen with high gloss units + breakfast bar
- Solid staircase to first floor
- Balcony with picturesque views
- Sunny southerly orientation
- 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

Timber flooring, understairs storage, access to bedroom 1, bathroom and open access to large living, dining room and kitchen.

LOUNGE / DINING / KITCHEN

22'3" x 21'3" (6.8m x 6.5m)

Lounge has timber flooring, feature fireplace, staircase to the first floor with access to the balcony. Kitchen has tiled flooring with splashback.



BEDROOM 1

12'4" x 11'1" (3.8m x 3.4m)

Ground floor, carpet flooring with built in wardrobes.

BEDROOM 2

16'1" x 11'8" (4.9m x 3.6m)

Double bedroom with ensuite, carpet flooring and built in wardrobes,



BEDROOM 3

19'1" x 15'7" (5.8 x 4.8)

Master bedroom on the first floor, carpet flooring, built in wardrobes, access to ensuite which has a jacuzzi, bath and shower are separate, feature glass wall with scenic views.

BATHROOM

7'2" x 5'8" (2.2m x 1.8m)

Ground floor bathroom, fully tiled with wc, wash hand basin and a shower cubicle.





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 Tyrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to 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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