

**FOR SALE**

BY PRIVATE TREATY

**60 Carrigmore Crescent  
Saggart  
Co Dublin  
D24E393**



Two Bedroom Apartment  
c.67.sq.m. /720sq.ft.

**BER** TBC

**Price: €205,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom second floor apartment to the market in the highly sought after Carrigmore 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. 720 sq ft (67 sq m) comprises of entrance hall, two double bedrooms, large family bathroom, lounge/dining area and kitchen. Double glass panelled doors from the lounge lead out onto a large sunny balcony, perfect for outdoor dining. No. 142 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 but equally likely to be a hit with investors, do not miss this one. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

## FEATURES

- c. 720 sq ft (67 sq m)
- BER TBC
- Mgmt fees 1500 per annum
- Extremely well maintained property
- Immaculate condition throughout
- 2 large double bedrooms
- L-shaped kitchen/dining/lounge
- Bathroom with full bath
- Electric storage heating
- Inset electric fire with stone surround
- Double glazed windows
- Excellent balcony
- Very well maintained complex
- Exclusive development; highly sought after
- Within walking distance of The Luas
- Citywest Shopping Centre on your doorstep
- Within easy reach of The M50 & N7 Motorways
- Perfect for first time buyers
- Attractive yields on offer locally



## ACCOMMODATION

### KITCHEN

9'8" x 7'2" (3m x 2.2m)

Floor and eye level units tiled floor and splash back, plenty of storage

### LOUNGE

19'6" x 17'2" (6m x 5.2m)

Timber floor and top quality blinds to windows, double doors to balcony, feature fireplace and built in storage.

### BEDROOM 1

13'7" x 9'8" (4.2m x 3m)

Double bedroom to front of the property, built in wardrobes, top quality carpets and curtains, timber floor.

### BEDROOM 2

9'8" x 16'4" (3m x 5m)

Double room to front of the property, built in wardrobe, top quality carpet and curtains.

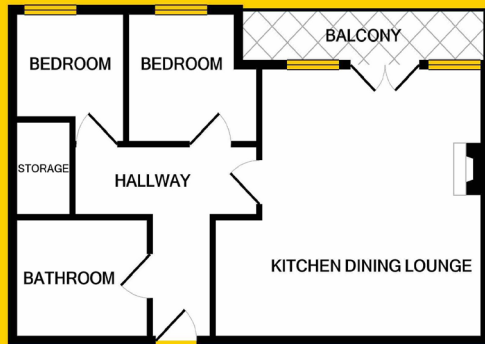
### BATHROOM

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

Part tiled with full bath, shower, wc and wash hand basin.



## FLOOR PLANS



## 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

James Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

- Pre-approved Mortgage
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- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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