

**FOR SALE**

BY PRIVATE TREATY

**3 The Old Schoolhouse  
Saggart  
Co Dublin**



**One Bedroom Apartment**



**Price: €135,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this own door one bedroom apartment SPLIT OVER 2 LEVELS to the market ideally tucked away to the rear of The Old Schoolhouse development in the heart of Saggart Village. The location could not be better with every conceivable local amenity on your doorstep. You are within walking distance of Jacobs Pub, The Anvil Restaurant, Citywest Hotel, Golf Course & Leisure Centre and not to mention the Luas Stop.

Living accommodation on the ground floor comprises of an open plan lounge/dining room with fitted kitchen and on the first floor there is one double bedroom and main family bathroom. No. 3 has recently been upgraded throughout and comes to the market in pristine condition. Ideal for first time buyers, investors or anyone looking to downsize. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Ground floor own door entrance
- Split over 2 levels
- Recently upgraded throughout
- Electric heating
- Double glazed windows
- Designated parking space
- Large double bedroom
- Communal garden and courtyard space
- Fantastic location in the heart of Saggart Village!
- Ideal for 1st time buyers, investors or anyone looking to downsize
- Management Fees €850 per annum



## ACCOMMODATION

### LOUNGE/KITCHEN

Carpet to floor. Open Plan Lounge/Kitchen. Stairway to upper level. Fitted Kitchen with tiled floor.

### BEDROOM

Located on the 1st floor. Large double bedroom. Carpet to floor. Built in wardrobes. Access to bathroom.

### BEDROOM 1

13'1" x 9'1" (4m x 2.8m)

Master bedroom to the rear of the property, carpet to floor, wall of built in wardrobe, access to stairs case leading to attic conversion

### BATHROOM

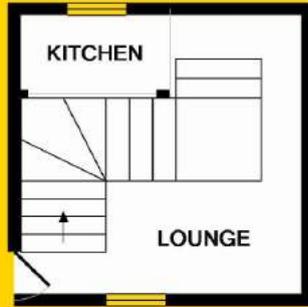
Bathroom suite fitted with wc, whb and bath with shower. Tiled to floor and surrounding bath.

### OUTSIDE FRONT

Communal courtyard area. Gated entrance with designated parking space.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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

If travelling towards Saggart Village, pass Citywest Hotel on your right hand side. Proceed ahead passing The Anvil Restaurant on your right hand side. At the next traffic light junction turn left. Proceed ahead and The Old Schoolhouse development can be found on your left hand side. No. 3 can be found through the courtyard and on the right hand side.

## 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

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 1837 1963.**

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

## MORTGAGES

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



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email [sean@raycooke.ie](mailto:sean@raycooke.ie)

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