



27 Carrigmore Lawns, Saggart, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce to the market this large two bedroom own door apartment. Extending to circa 65sq.m/700sq.ft and well-presented having been re-carpeted and re-painted by the owners.

Situated in the sought after Carrigmore development a short walk from City West Shopping Centre and the Luas red line and with easy access to the road network. The apartment will appeal to both owner occupiers and investors alike. Viewing is strongly recommended.

The bright and spacious accommodation briefly comprises of an entrance hallway, large living room/dining room with sliding doors to the front terrace, two double bedrooms and a main bathroom. Outside there is a further patio terrace to the rear accessed from the master bedroom and a storage room. There is permit parking to the front of the property and also secure underground parking.

Carrigmore is a well-regarded development located between the City West Shopping Centre and Saggart. The property is ideally located with all amenities nearby to include

the Carrigmore Green Park with its excellent playground, Citywest Shopping Centre & Business Park and The Square Shopping Centre is only a short drive away. Saggart Village is also conveniently located nearby providing local shops, schools, churches and eateries.

There is ease of access to all the major road networks, the N7, N81 and M50 are all in close proximity while public transport is well catered for via the many bus services and Luas line on its doorstep making the city centre easily accessible.

SPECIAL FEATURES

- » Extending to circa 65sq.m/700sq.ft
- » Two double bedrooms
- » Gas fired central heating
- » Fully Alarmed
- » Double glazed windows throughout
- » Patio terrace
- » Store room
- » Residents parking
- » Conveniently located close to Luas



ACCOMMODATION

ENTRANCE HALL

1.28m x 1.31m (4'2" x 4'3")

Alarm panel, ceiling light, fuse board.

LIVING/DINNING ROOM

5.35m x 5.43m (17'6" x 17'9")

Carpet, Limestone fire surround, T.V. point, curtain pole, curtains, 2 x ceiling lights, sliding doors to terrace.

KITCHEN

2.49m x 2.46m (8'2" x 8'0")

Built in wall and floor units, Hotpoint dishwasher, washing machine, Zanussi fridge freezer, stainless steel sink and draining board, Zanussi oven, 4 ring hob, ceiling light, extractor fan.

INNER HALL

1.00m x 3.36m (3'3" x 11'0")

Carpet, ceiling light, smoke alarm, door to shelved hot press with insulated cylinder.

MASTER BEDROOM

2.70m x 4.44m (8'10" x 14'6")

Ceiling light, curtain pole, curtains, carpet, T.V. point, built in wardrobe, mirror, door to patio.

BEDROOM 2

4.06m x 2.58m (13'3" x 8'5")

Carpet, curtain pole, ceiling light, built in wardrobe, mirror, Potterton gas boiler.

BATHROOM

2.01m x 1.70m (6'7" x 5'6")

Part tiled walls, bath, pedestal sink, WC, mirror, shaving light, shower curtain, ceiling light, Xpelair extractor fan.



OUTSIDE

Patio terrace to the rear of the property 5.62m x 1.97m (18'5" x 6'5") and small patio area to the front. There is also the benefit of a storeroom 0.8m x 1.51 (2'7" x 4'11") to the front of the property. Underground car park, parking is a first come first served basis.

MANAGEMENT COMPANY

Petra Management Company
Unit 3 Cubes 2
Beacon South Quarter
Sandyford
Dublin 18

01 293 5103

Current Service Charge:
€1,063 per annum

BER DETAILS

BER: C2
BER Number: 111346466
Energy Performance Rating:
179.17 kwh/m2/yr



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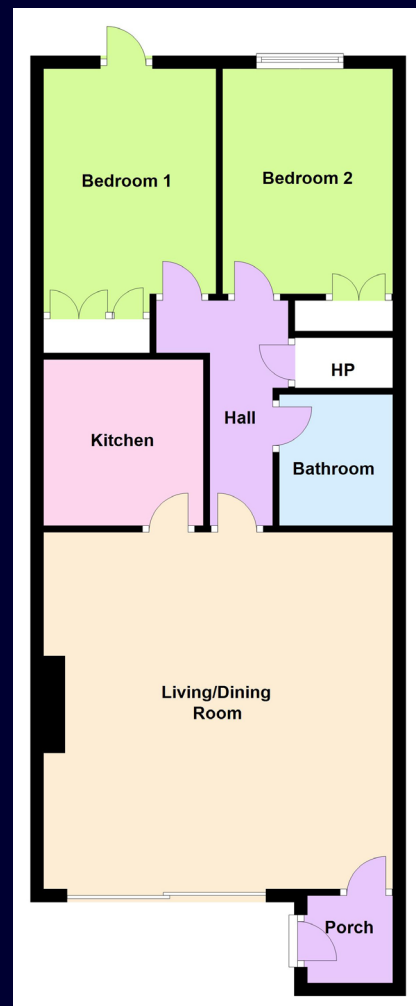
St Martin's House, Waterloo Road, Dublin 4
4 Castle Street, Dalkey, Co. Dublin
1 Saint Mary's Terrace, Rathfarnham, Dublin 14
2 Brighton Road, Foxrock, Dublin 18
PSRA Licence no: 001631

DIRECTIONS

Travel south on the M50 at junction 9, use the left 3 lanes to take the N7 exit to Limerick/Cork/Waterford/N8/N9, merge onto R110 and continue onto N7 for approx. 5km. Take a left onto Fortunestown Ln, turn right onto Carrigmore Elms, turn right onto Carrigmore Lawns, turn left to stay on Carrigmore Lawns. No 27. Will be identified by our for sale board.

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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