

FOR SALE

BY PRIVATE TREATY

**9 The Old Schoolhouse
Saggart
Co Dublin**



**1 Bedroom Apartment
c.38.1sq.m. /410sq.ft**



Price: €139,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this ground floor own door one bedroom "house style" apartment 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 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 comprises of entrance hallway, lounge/dining room, kitchen, one double bedroom and main family bathroom. No. 9 comes to the market in lovely condition throughout and benefits from private side outside space and a generous communal rear garden. It will surely appeal to a wide range of buyers i.e. 1st time buyers, investors and anyone looking to downsize. Early viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- BER G
- c. 410 sq ft
- Management fee c. 750 per annum
- "House Style" apartment
- Ground floor with own door entrance
- Open fireplace to lounge
- Fitted kitchen
- Electric heating
- Large double bedroom
- Bathroom with electric shower
- Designated parking space
- Communal rear garden space
- Private side yard area
- Management fee XXX per annum
- Fantastic location in the heart of Saggart Village



ACCOMMODATION

HALLWAY

Access to lounge, bathroom, bedroom and hotpress.

LOUNGE

High ceilings, open fireplace. Access to kitchen. Double doors to the outside patio.

KITCHEN

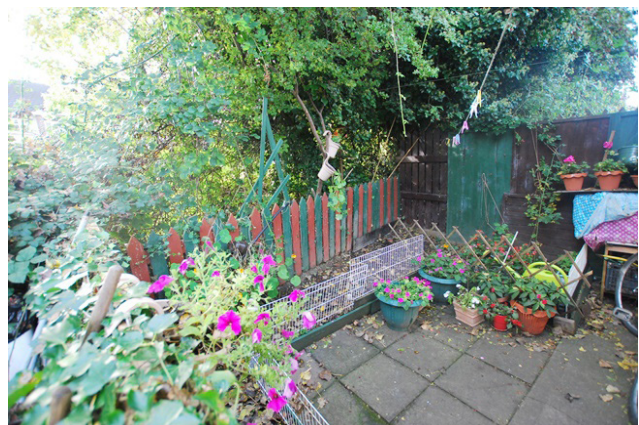
Ample storage units and work topspace.

BEDROOM

Double bedroom with built in wardrobes.

BATHROOM

Fitted with wc, whb and bath with shower.



FLOOR PLANS



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.

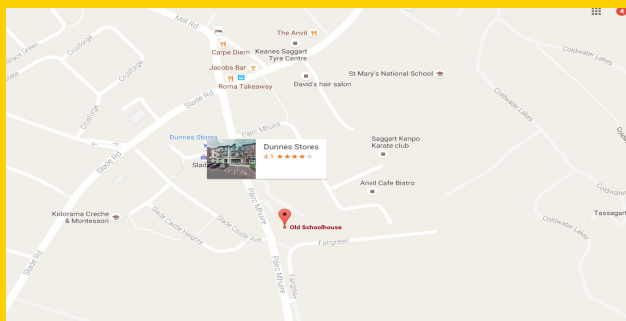
DIRECTIONS

If travelling towards Saggart Village, pass Citywest Hotel on your right hand side and continue ahead passing The Anvil Restaurant on your right hand side. At the next traffic light junction turn left. Proceed ahead passing Dunnes Stores on the right hand side and The Old Schoolhouse development is on the left. No. 9 can be found in the courtyard through the centre archway.

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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke
Financial Services Ltd

For further financial advice, please call:
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