

**FOR SALE**

BY PRIVATE TREATY

53 Saggart Lodge Court  
Saggart  
Co. Dublin



Two Bedroom Townhouse  
c.90.6sq.m. /975sq.ft.



Price: €245,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this superb two bedroom townhouse to the market in the heart of Saggart Village and nestled away within this quaint, gated development. 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 interior living accommodation of c. 975 sq ft comprises of entrance hallway, lounge, kitchen/dining room and separate utility room/guest wc, two double bedrooms and main family bathroom. No. 53 is beautifully presented throughout and has been lovingly cared for by its current owner. To the front is a communal parking area with one designated parking space and to the rear you will find an attractive, low maintenance garden which is not overlooked. One not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- \*NO MANAGEMENT FEES\*
- C. 975 sq ft
- BER C1
- c. 10 years old
- Gas fired central heating
- Double glazing throughout
- Kitchen with separate utility room/guest wc
- 2 generous double bedrooms
- Ample built in wardrobe storage
- Quality fixtures and fittings
- Low maintenance rear garden; not overlooked
- Communal parking area to front with 1 designated parking space
- 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

### HALLWAY

7'8" x 4'9" (2.4m x 1.5m)

Lino flooring, carpet to stairs and landing and access to lounge.

### LOUNGE

14'7" x 9'8" (4.5m x 3m)

Lino to floor, feature fireplace, built in walled shelving.

### KITCHEN/ DINING ROOM

16'4" x 14'4" (5.0m x 4.4m)

Fitted kitchen lino to floor, tiled splashback, access to utility room and guest w.c.



### BEDROOM 1

14'1" x 9'8" (4.3m x 3m)

Double bedroom to the rear of the property, built in wardrobes, and carpet to floor.

### BEDROOM 2

14'1" x 9'8" (4.3m x 3m)

Double bedroom to the front of the property, built in wardrobes and carpet to floor.



### BATHROOM

7'5" x 6'8" (2.3m x 2.1m)

Bathroom suite fitted with wc, whb and bath with triton shower.



### OUTSIDE FRONT

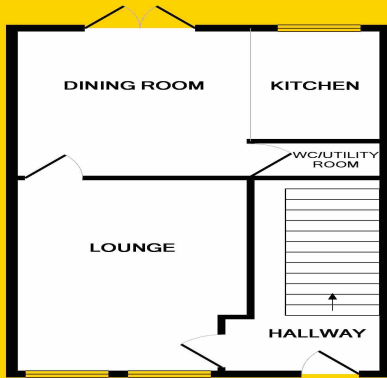
Communal parking, manicured green space.

### OUTSIDE REAR

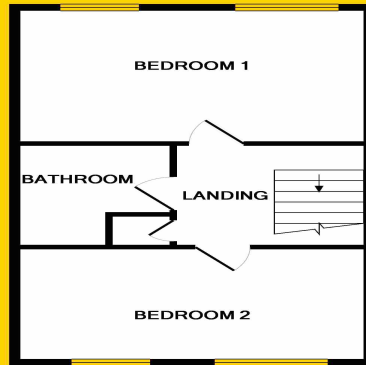
Walled and fenced, lawn garden and not overlooked.



## FLOOR PLANS



GROUND FLOOR

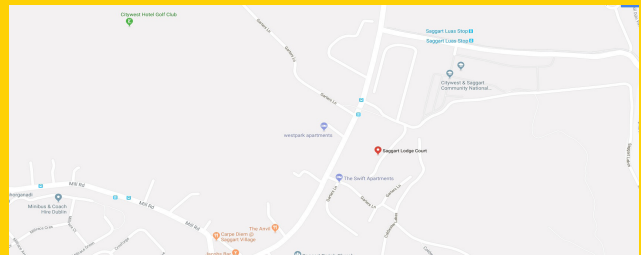


1ST FLOOR

## DIRECTIONS

From the N7 take the exit for Saggart Village. Pass by Citywest Hotel on the right hand side and take next turn left into Tassaggard Green. Once you enter the electronic gates "Saggart Lodge Court" can be seen on your immediate left.

## LOCATION



## 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

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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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