

For Sale By Private Treaty



8 Springbank

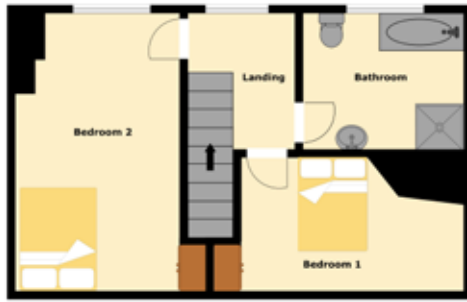
Saggart, Co. Dublin

BER E2

2 Bedroom Terraced House
c.67.5sq.m. / 726sq.ft.



FINNEGAN
Menton



First Floor



Ground Floor



*Not to scale
For identification
purposes only*

Location:

Located on the Mill Road in Saggart, just off the N7 (Avoca / Rathcoole Junction). Easy access to the M50 and Dublin City Centre with the recently upgraded Newlands Cross Flyover. The house is a 5 minute walk to Saggart Village.

Description:

Finnegan Menton are proud to present this superb 2 bedroom townhouse in showhouse condition with large gardens and driveway. This terraced townhouse is in excellent decorative condition with modern windows and doors, top the range luxury bathroom and fully fitted kitchen with all electrical appliances included in the sale.

This house benefits from a sunny south westerly facing rear garden which is ideal for children. Excellent location in Saggart Village.



Features:

- Modern double glazed windows and doors throughout.
- Very large front and rear gardens.
- Blinds, curtains, carpets, light fittings all included.
- All kitchen appliances included.
- South westerly facing rear garden.
- Large front garden and driveway for two cars.
- Excellent walk in condition.
- Large rear garden c.16.6m x c.7.7m.
- Luas Line stops at Citywest & Saggart.
- Good schools, Churches and shops on your doorstep.
- Beside the fabulous Rathcoole Park which is maintained by South Dublin County Council to an excellent standard and includes a Rose Garden, outdoor gym and field sports.
- Second Utility room also in garage shed.

Floor Area: c.67.5sq.m. / 726sq.ft.

Ground Floor

Entrance Hall

c.1.80m x 1.78m

Tiled floor, telephone point, new entrance door, alarm panel.

Living Room

c.3.19m x 4.75m

Generous living area with carpet, TV and telephone points.

Kitchen / Dining Area

c.2.92m x 2.24m

Timber & cream fitted kitchen units including Zanussi cooker & ceramic hob with extractor hood, Belling integrated fridge & dishwasher included, floor and wall tiling, back door entrance recessed lighting, under stairs storage press.

Utility Room

Plumbed for washing machine, Zanussi tumble dryer included, tiled floor, built in utility storage cabinet included.



First Floor

Bathroom

c.2.39m x 2.78m

Luxury hotel quality bathroom suite with full marble wall and floor tiling, 6 jet Jacuzzi bath, fitted power shower with glass door, fitted sink with under counter vanity storage unit, wall mounted radiator, wc and recessed lighting.



Bedroom 1

c.3.84m x 2.33m

Lovely double bedroom with carpet, tv point, built in wardrobe.

Bedroom 2

c.4.85m x 2.80m

Large double bedroom with carpet, tv point, built in wardrobe, hotpress.



Outside

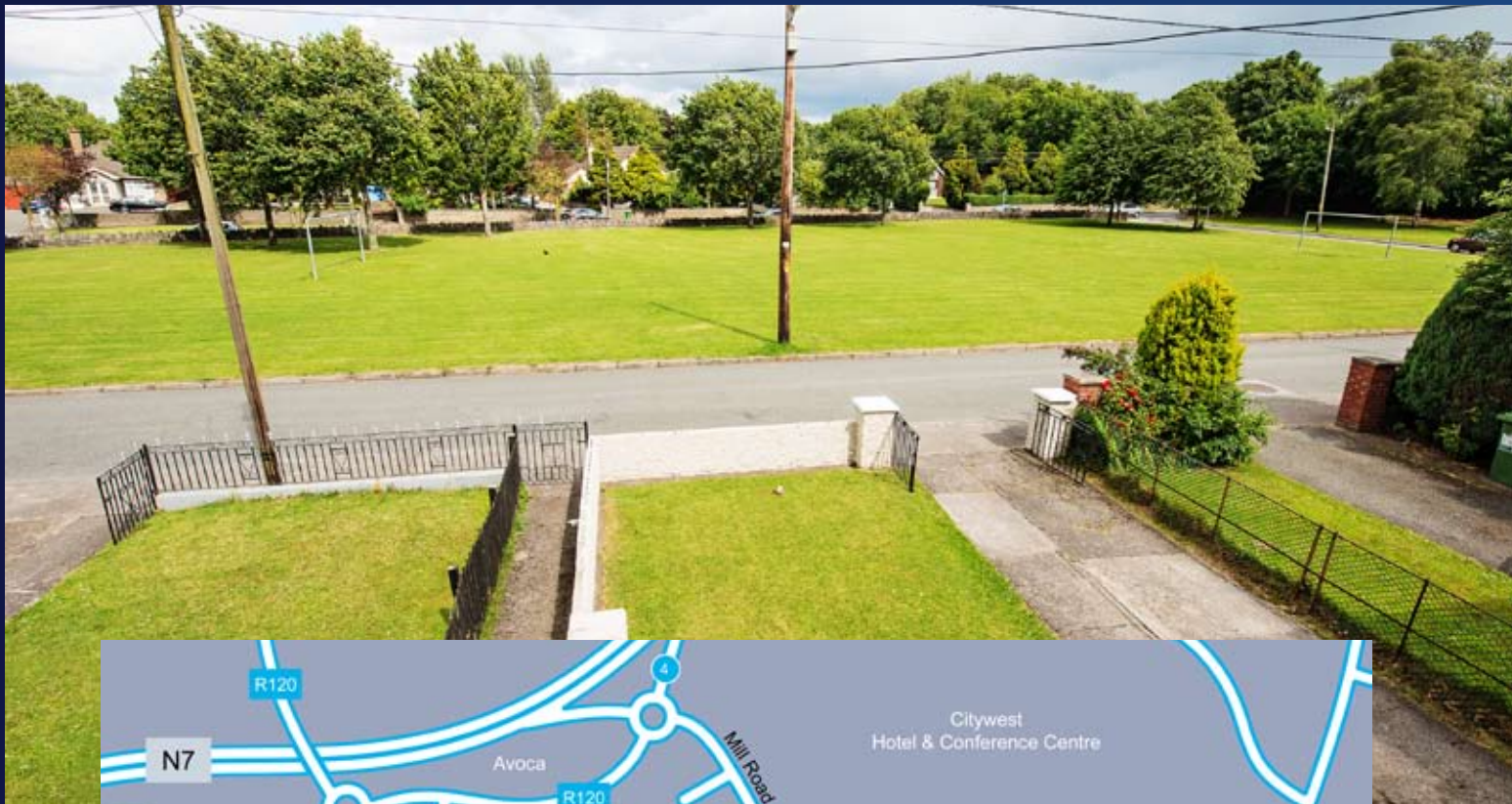
Front Garden

Large front garden with gated driveway for two cars. Gated side entrance.

Rear Garden

Large south westerly facing rear garden c.16.6 metres long by c.7.7 metres wide. Garden shed and new garden fences.





Directions:

From Dublin take the N7 (Naas / Limerick Road). Take exit 4 signed Rathcoole / Saggart. Take the first exit off the roundabout onto Mill Road and continue straight ahead. Take the second turn right entering Springbank, then take the first left. Number eight is located half way down this road on the right hand side.

Heating:

Oil fired central heating.

BER:

B.E.R.: E2 364.84kWh/m²/yr
B.E.R. Number: 107558660

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954