

For Sale by Private Treaty



**10 Springbank**

**Saggart, Co. Dublin**

**BER E1**

3 Bedroom Terrace  
c.80sq.m. / 861sq.ft.

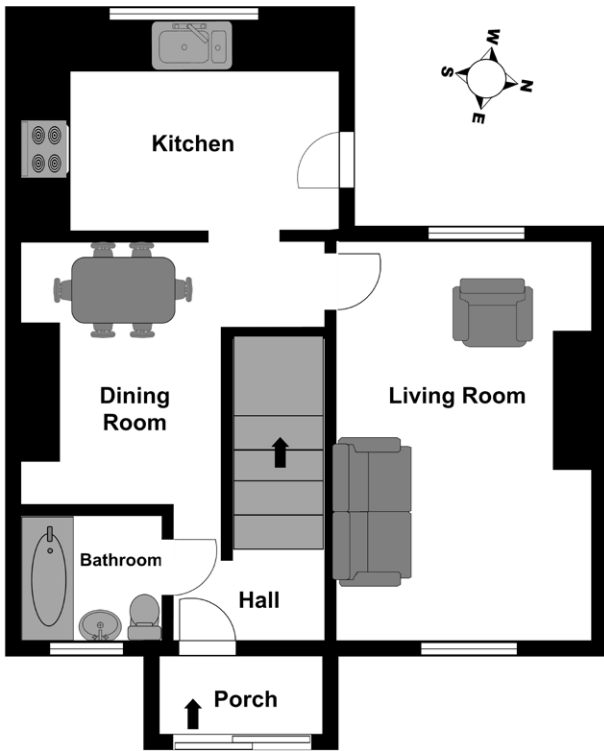


**FINNEGAN**  
Menton

## Description:

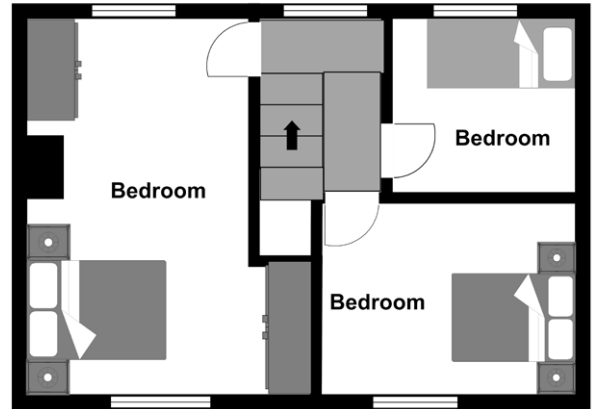
Finnegan Menton presents 10 Springbank, Saggart a wonderful 3 bedroom mid terrace house extending to c.80 sq.m. / 861 sq.ft. with large front and rear garden.

This terraced house is in excellent condition and has a large driveway, south westerly facing rear gardens which is ideal for children. Big rear garden c.16.6 metres long by c.7.7 metres wide.



**Ground Floor**

*Not to scale  
for identification  
purposes only*



**First Floor**



## 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.

Floor Area: c.80sq.m. / 861sq.ft.

Ground Floor

**Entrance Porch**

c.1.98m x 0.70m

Tiled floor.

**Entrance Hall**

c.1.79m x 1.76m

Tiled floor, alarm pad, smoke alarm.

**Living Room**

c.4.86m x 3.21m

Gas fire with pine surround, TV point, timber floors.

**Dining Room**

c.2.90m x 2.67m

Cast iron range, coving, recessed lighting, tile floor, built in larder unit under the stairs.

**Kitchen**

c.3.88m x 2.62m

Fitted kitchen units including all electrical appliances. Hotpoint stainless steel fridge freezer, Beko dishwasher, Hotpoint washing machine, Belling double oven and 5 ring hob, Sharp microwave, coving, backdoor entrance.

**Utility Room**

c.3.05m x 1.96m - not included in overall size

Ideal gas boiler, tiled floor.

**Bathroom**

c.1.78m x 1.67m

White suite comprising WC, whb, bath, Triton T90Z electric shower, chrome towel rail, complete wall and floor tiling, sink with vanity cabinet



First Floor

**Bedroom 1**

c.4.87m x 2.81m

Large double bedroom, two separate fitted wardrobes included, open cast iron fireplace, timber floor, windows to front and rear.

**Bedroom 2**

c.2.85m x 2.40m

Double bedroom currently in use as a nursery, timber floor.

**Bedroom 3**

c.3.87m x 2.36m

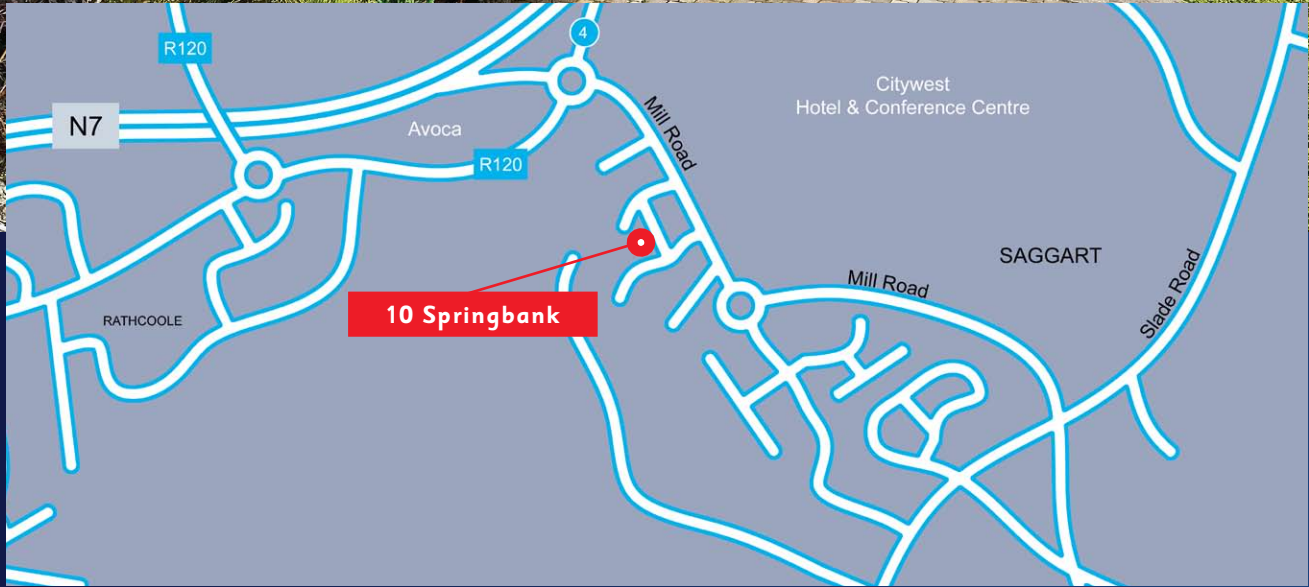
Double bedroom, hot press with immersion switch.

**Landing**

Carpeted, attic hatch, smoke alarm.

**Outside**

West facing rear garden, garage shed, utility room shed, side tunnel to rear for bins.



## Features:

- 3 double bedrooms
- South west facing rear garden
- Utility storage shed and garage shed
- Large front driveway
- Looks on to a large green area
- Excellent schools in the area
- Good transport links to the city
- Blinds, light fittings, lampshades and carpets included
- Side entrance gate and tunnel
- Fully alarmed
- All kitchen appliances included
- Excellent walk in condition
- Good schools, churches and shops on your doorstep
- Luas line stops at City West and Saggart
- Beside the fabulous Rathcoole Park which is maintained by South Dublin County Council to an excellent standard and includes a playground and rose garden.

## BER:

B.E.R.: E1 330.12kWh/m2/yr  
B.E.R. Number: 100292812

## Price:

On Application.

## Heating:

Gas fired central heating.

## 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

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