

Residential

Coonan
PROPERTY



14 Carrigmore Elms, City West, Saggart, Co. Dublin

- Spacious "B" rated three bedroom duplex extending 110sq m
- Accommodation comprises of entrance hallway, guest w.c., living room, kitchen/dining room, sunroom, three bedrooms, en-suite and family bathroom
- Awash with natural light boasting a south facing aspect
- Excellent links transport links with Luas and Dublin bus accessible by foot. Easy access to all major road networks to M50, N7, N81 and Belgard Road.
- An array of excellent schools, parks and local amenities, short distance to Saggart village and City west shopping centre

3 bedroom duplex
extending to approx.
110 sq.m (1,184 sq.ft)

Guide Price:

€325,000

Private Treaty

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Entrance
Hallway

1.84m x 5.25m

Hardwood floor, alarm panel, stairs under storage.

Guest W.C.

0.78m x 1.63m

Tiled floor, w.c., w.h.b, splashback tile, fitted mirror, fitted shelving, extractor fan.

Living Room

5.36m x 4.75m

Hardwood floor, feature fireplace with natural stone surround, double doors to kitchen, TV points, additional sockets, blinds, sliding doors to sunroom/office area

Kitchen/Dining

3.41m x 5.00m

Tiled floor, fully fitted kitchen, plumbed for washing machine and dishwasher, electric oven, gas hob, extractor fan, stainless steel sink, splashback tiles, integrated fridge freezer.



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Sunroom	3.00m x 2.74m	Laid out as an office, door leading to patio area.
Landing	1.95 x 2.63m	Hot-press, additional sockets, carpeted including hard wood staircase.
Bedroom 1	2.74m x 5.13m	Hardwood floor, fitted wardrobes, fitted shelving unit, additional sockets, blinds.
Bedroom 2	4.38m x 2.51m	Hardwood floor, fitted wardrobes, blinds, overlooking the green



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Master Bedroom

3.20m x 4.00m

Hardwood floor, fitted wardrobes.

Ensuite

1.10m x 1.80m

Tiled floor & mosaic tiled wet areas, shower enclosed, electric shower, w.c., w.h.b.

Bathroom

2.99m x 1.93m

Tiled floor & mosaic feature tiled wet areas, bath, w.c., w.h.b, towel radiator.

Patio Area

Patio area, attractive red brick wall surround.



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Additional Information:

Gross internal floor area approx. 110sq.m.

Management fees €1,600 per annum

Two parking spaces

Alarm

Items Included in sale:

Fixtures and fittings

Services:

Mains Water

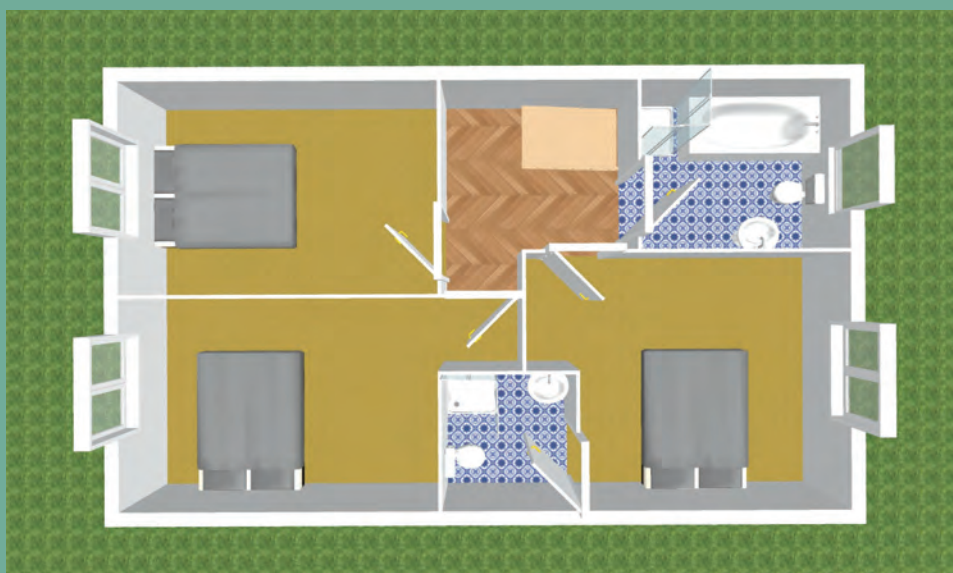
Mains Sewage

Gas Central Heating



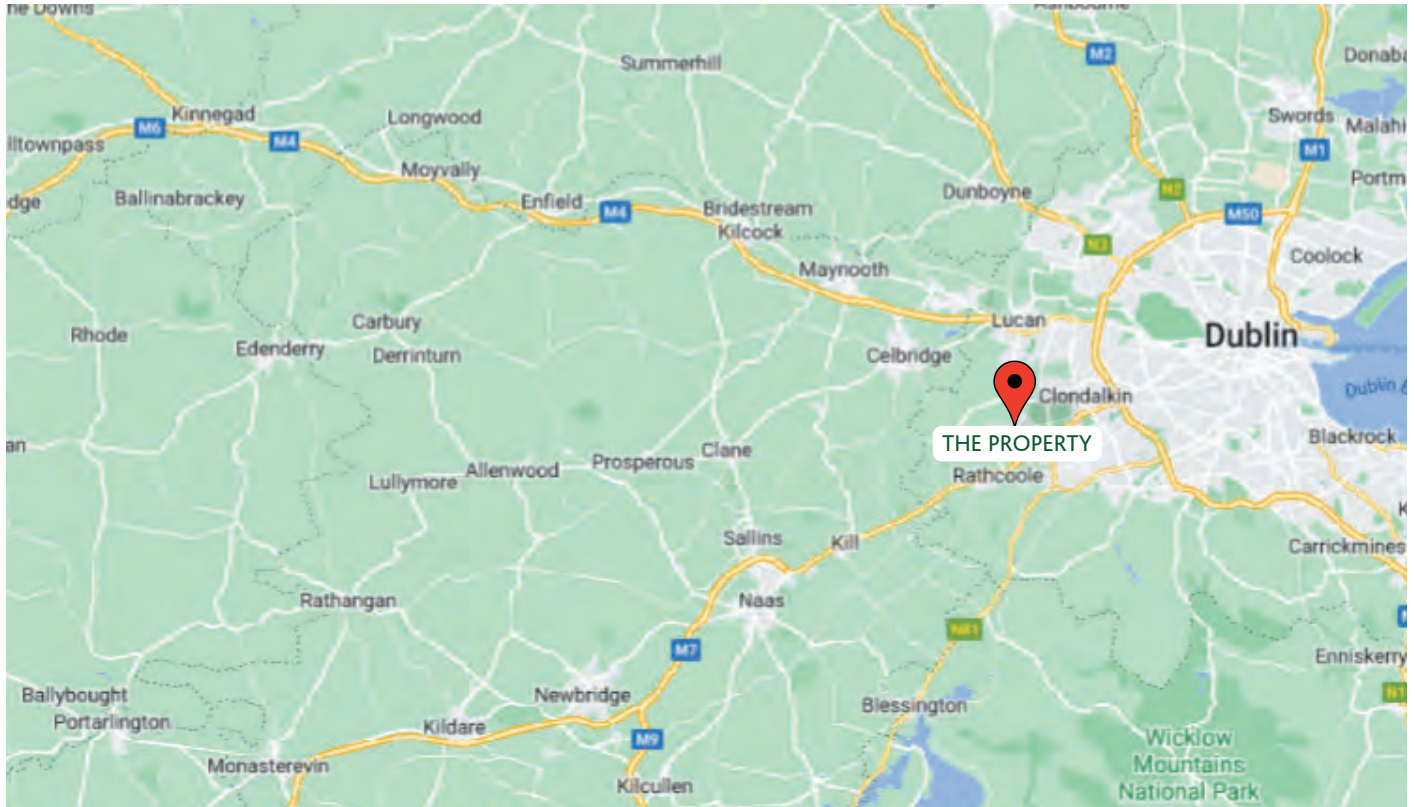
Floor Plans

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Directions

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Directions

D24 WY86

BER

BER B2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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