

# Ray Cooke.

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PSR Licence Number 002307



**For Sale** *By Private Treaty*

**96 North Road  
Finglas  
Dublin 11  
D11H5R2**



Scan to view Property

**2 Bedroom | 1 Bathroom | Cottage | 50 sq.m**

**Guide Price: €299,000**





## Description

Ray Cooke Auctioneers are delighted to present this bright and spacious two-bedroom cottage to the market in the ever popular & sought after cul de sac in the North Road, Finglas east. Located in the heart of the village and within walking distance from the many services and amenities Finglas Village has to offer. Charlestown shopping centre, access to the M1/M50, Dublin Airport and The Port Tunnel are all within minutes drive, making this location ideal. No. 96 is also within an excellent catchment area for both primary and secondary schools. It is also a short drive to DCU. The area is serviced by excellent bus routes, making this an extremely central address within a short commute of the City Centre. A planned LUAS stop will be within a 7 minute walk when completed.

This house comes to the market in good condition throughout with the benefit of quality flooring throughout, modern double glazed windows, gas fired central heating. Recently upgraded with extensive insulation throughout.

A large 100ft long sunny rear garden with apple and pear trees. Rear garden provides opportunity for large extension (subject to pp). Two outdoor sheds to the rear. Large gated driveway to the front providing off street parking for two cars.

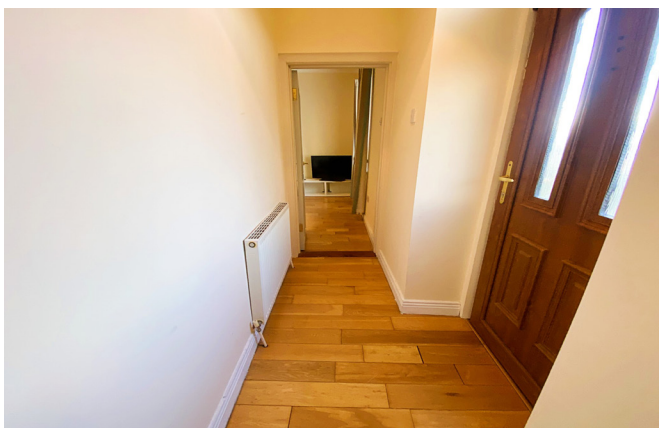
Bright and airy living accommodation of c. 50 sqm, comprises of entrance hallway, living room to the front with feature fireplace, 2 double bedrooms with high ceilings throughout. Kitchen and family bathroom.

No. 96 will appeal to all types of buyers. Call Ray Cooke Auctioneers for further information or to arrange viewing.

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## Features

- c. 50 sq.m
- Ample off-street parking
- Gas fired central heating
- Sunny rear garden
- Large front garden
- Fully fitted kitchen
- 2 Double bedrooms
- Kitchen extension
- Mature and sought after cul de sac
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Early viewing highly advised!!



## Accommodation

### Entrance Hall

1.9m x 2.6m

High quality hard wood flooring with access to living room and bedroom.

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### Living Room

4.7m x 3.6m

Lounge to the front of the property, feature fire place with high quality hard wood flooring.

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### Kitchen

1.9m x 2.4m

Kitchen with fitted floor level units with access to bathroom and rear garden.

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### Bedroom 1

4.7m x 2.3m

Double room to the front of the property with laminate flooring.

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### Bedroom 2

3.2m x 2.6m

Double room with laminate flooring.

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### Bathroom

1.9 x 2.3m

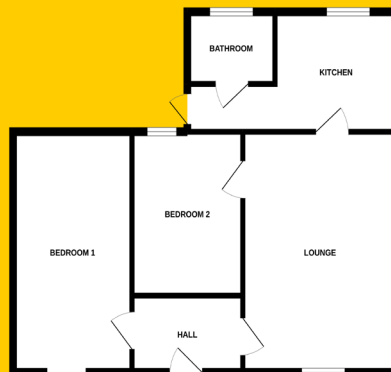
Fully fitted with w.c, whb, bath and fully tiled.

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## Floor Plans

GROUND FLOOR



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. Made with Metropix 12012

## Negotiator

**Eimhin O'Donnell**

01 541 1455 or 086 013 6918

Email: [eimhin@raycooke.ie](mailto:eimhin@raycooke.ie)



## 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.

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Financial Services

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