

**FOR SALE**

BY PRIVATE TREATY

**56 Kildonan Drive  
Finglas  
Dublin 11  
D11WTC2**



Three Bedroom End of Terrace  
c. 90.58 sq.m / 975 sq.ft



**Price: €275,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this fantastic three bedroom end of terrace property to the Finglas property market. The property is situated on the ever popular Kildonan Drive and will be make a perfect family home and/or an excellent investment opportunity

Bright & spacious living accommodation of c. 975 sq.ft comprises of entrance hallway, large living room to the front with feature fireplace, extended kitchen to the rear and a tiled bathroom all located on the ground floor. Upstairs hosts 3 good sized bedrooms (2 double/1single), master with ensuite. No. 56 comes to the market in good throughout and has the benefit a kitchen extension, large rear garden, quality flooring throughout, recently renovated bathroom, front driveway and gas fired central heating.

Kildonan Drive is ideally located only a couple minutes' walk from Finglas Village, excellent schools, retail and sports facilities. Glasnevin and Phibsborough are a stones' throw away, boasting a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

Viewing is highly recommended so contact Ray Cooke Auctioneers today!

## FEATURES

c. 975 Sq.ft

BER F

Gas fired central heating

Extended to rear

Large lounge

Extra Long rear garden

Double glazed windows throughout

Front driveway

Off street parking

Mature & sought after location

Within walking distance of Finglas village

Ideal for first time buyers and investors

Early viewing highly advised!!



## ACCOMMODATION



### HALLWAY

9'8" x 4'5" (3.0m x 1.4m)

Tiled flooring with access to the living room.  
Carpet to stairs.

### LIVING ROOM

22'6" x 15'4" (6.9m x 4.7m)

Laminate flooring with gas fire and access to kitchen, bathroom and rear garden.

### KITCHEN

12'1" x 13'7" (3.7m x 4.2m)

Laminate flooring with floor and eye level units.



### BATHROOM

9'1" x 9'1" (2.8m x 2.8m)

Tiled flooring with WC, WHB and shower.



### BEDROOM 1

11'1" x 12'7" (3.4m x 3.9m)

Double bedroom to the front of the property laminate flooring with built in wardrobes and ensuite.

Enuite - 6'8" x 5'5" (2.1m x 1.7m)

Tiled flooring with WC, WHB and shower.



### BEDROOM 2

11'5" x 8'5" (3.4m x 2.6m)

Double bedroom to the rear of the property with laminate flooring.

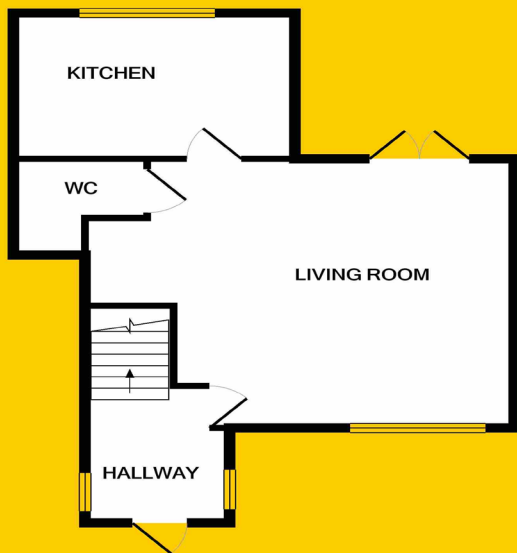
### BEDROOM 3

8'2" x 7'2" (2.5m x 2.2m)

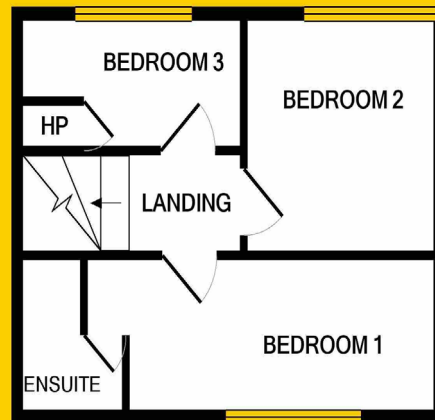
Single bedroom to the rear of the property with laminate flooring.







GROUND FLOOR



1ST FLOOR

## 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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

[john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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