



**For Sale** *By Private Treaty*

**35 Grove Park Road  
Glasnevin  
Dublin 11  
D11HY86**



Scan to view Property

**3 Bedroom | 1 Bathroom | Semi-Detached | 85 sq.m**

**Guide Price: €425,000**



## Description

Ray Cooke Auctioneers are delighted to introduce this magnificent three-bedroom semi-detached family home ideally situated on a highly sought-after location in Dublin 11.

No. 35 is located in a quite mature and highly sought-after residential area located off Glasnevin Avenue. This wonderful family home has an array of amenities on its doorstep including excellent local shops, schools, the villages of Glasnevin & Finglas and a short drive to Charlestown Shopping Centre & Clearwater Tesco Centre. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

Bright & spacious internal living accommodation of c. 85 Sqm comprises of storm porch, entrance hallway, living room with feature fireplace, open plan kitchen/dining area to rear all located downstairs. Upstairs hosts 3 bedrooms (2 double/ 1 single) and a fully tiled bathroom with electric shower.

No. 35 is presented in good condition throughout however would require some modernization. This superb family home has the added benefit of gas fired central heating, double glazed windows throughout, shared side entrance and an extra-large westerly facing rear garden. The properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 11's most sought after and family-oriented locations.

This wonderful home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- c.85Sq.M
- BER E2
- 3 bed/1 bath
- Semi-detached family home
- Extra-large westerly facing rear garden
- Parking to the rear
- Shared side entrance
- Gas fired central heating
- Spacious living room with feature fireplace
- Massive potential
- Scope to extend to rear and convert attic
- Double glazed windows throughout
- Mature & sought-after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas & Glasnevin villages
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

3.6m x 2.0m

Carpet to floor with access to living room and kitchen/dining room. Carpet to stairs.

---

### Living Room

4.2m x 3.7m

Living room to the front of the property, fire place with carpet to floor.

---

### Kitchen/Dining Room

3.0m x 5.4m

Fully fitted kitchen with laminating flooring to kitchen area, carpet to dining area and access to rear garden.

---

### Bedroom 1

4.2m x 3.1m

Double room to the rear of the property, built in wardrobes and carpet to floor.

---

### Bedroom 2

3.0m x 3.6m

Large Double room to the front for the property with built in wardrobes and carpet to floor.

---

### Bedroom 3

3.0m x 2.1m

Single room to the front for the property with carpet to floor.

---

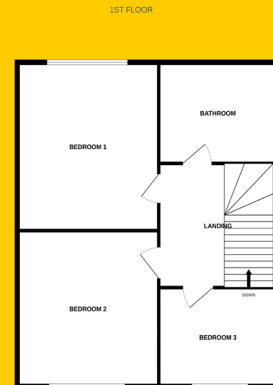
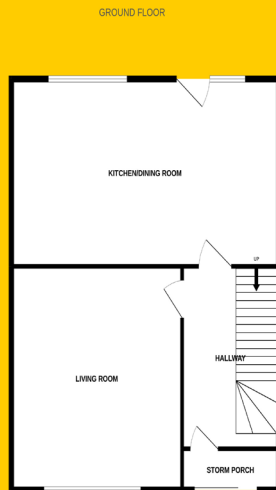
### Bathroom

1.7m x 2.1m

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



## Floor Plans



## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@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.

**Ray  
Cooke.**  
Financial Services

For further information or advice,  
Please call: **01 40 30 720 or 087 99 44 036**

## Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray  
Cooke.**

## Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.