



For Sale *By Private Treaty*

**3 Finn Eber Square
Finglas
Dublin 11
D11DT78**

3 Bedroom | 1 Bathroom | Terrace | 72 sq.m

Guide Price: €255,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this superb, 2 bedroom townhouse to the market in the ever popular & sought after development of Finn Eber Square, Finglas.

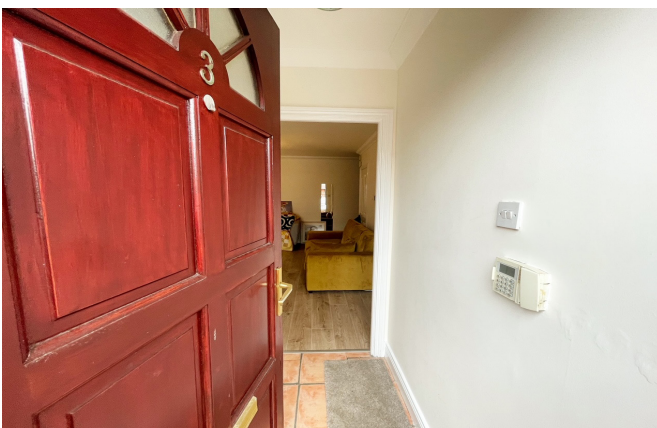
This location is second to none adjacent to a wealth of local amenities. The Charlestown Shopping Centre and Finglas Village are within a 10 minute walk and there is an excellent catchment for schools nearby. The area is also serviced by a frequent bus service to Dublin City Centre. The new Luas station at Broombridge is only a short distance away and the M50 motorway is also within easy access. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few.

Interior living accommodation of c.72 sqm comprises of entrance hallway, large living room with feature fireplace, storage closet, separate fully fitted kitchen, 2 double bedrooms with built in wardrobes and a family bathroom with skylight. No 3. comes to the market in excellent condition throughout with the benefit of double glazed windows, gas fired central heating with a new gas boiler and new quality carpets & flooring fitted throughout.

This property will appeal to all types of buyers including first time buyers and Investors! Viewing is highly

Features

- c. 72 Sqm
- BER C2
- Gas fired central heating
- New Gas Boiler
- Ample off street parking
- New Carpets & flooring
- Freshly painted throughout
- Generous sized bedrooms
- Feature fireplace
- Fully fitted tiled kitchen
- Double glazed windows
- Turn key condition
- Mature and sought after area
- 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

5'2" x 3'3" (1.6m x 1.0m)

Tiled flooring with access to the living room.

Living Room

20'3" x 13'1" (6.2m x 4.0m)

Living room to the front of the property with timber flooring, TV point and feature fire place. Access to stairs and kitchen/dining area.

Kitchen

14'8" x 6'9" (4.5m x 2.1m)

Tiled flooring with floor and eye level units, radiator and gas cooker

Bedroom 1

11'5" x 9'2" (3.5m x 2.8m)

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

Bedroom 2

11'5" x 9'2" (3.5m x 2.8m)

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

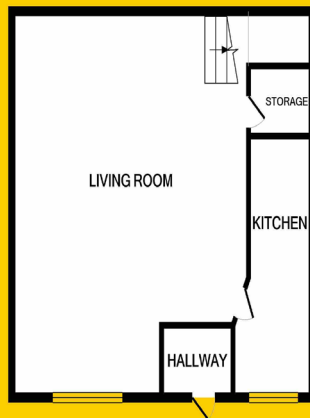
Bathroom

5'9" x 9'8" (1.8m x 3.0m)

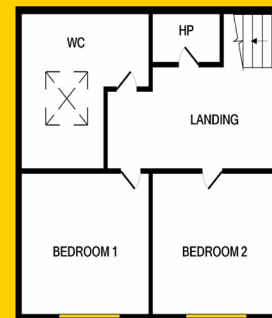
Tiled flooring with WC, WHB, Radiator and bath with electric shower



Floor Plans



GROUND FLOOR



1ST FLOOR

Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@aycooke.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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Cooke.**
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For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

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