

**FOR SALE**

BY PRIVATE TREATY

**35 Creston Avenue  
Finglas  
Dublin 11**



Two Bedroom End of Terrace  
c.88sq.m / 947sq.ft



**Price: €230,000**

**raycooke.ie**

PSRA LICENCE NO. 002307

## DESCRIPTION

Ray Cooke Auctioneers are delighted to present this bright and spacious two bedroom end of terrace house to the market in the ever popular & sought after location of Creston Avenue, Finglas. No. 35 comes to the market in good condition throughout with the benefit of double glazed windows, gas fired central heating and a southerly facing rear garden with Barna storage shed.

Bright and airy living accommodation of c. 947sq.ft, comprises of entrance hallway, kitchen, guest w.c, lounge, 2 double bedrooms and fully tiled main family bathroom. The location is second to none with in close proximity of a wealth of local amenities to include Finglas Village, an excellent catchment of schools, parks and church. The Charlestown Shopping Centre with the new state of the art Odeon cinema & IKEA are all within a 10 minute walk. DCU and Dublin International Airport are also within close proximity. This property has the convenience of the M50, M1 and Port Tunnel with in close proximity which opens up the convenience of the entire county & country. Immediately on your doorstep is St.Margaret's Road which provides cycle lanes and QBC corridor offering easy access to Dublin City Centre. Dublin Airport is also within striking distance. Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

## FEATURES

- c. 947sq.ft / 88sq.m
- Management fees c. €547 per annum
- Ample off-street parking
- Gas fired central heating
- Southerly facing rear garden
- Fully fitted kitchen
- 2 Large double bedrooms
- Fully tiled bathroom
- Barna storage shed to rear
- Mature and sought after estate
- Fully alarmed
- Double glazed windows throughout
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre on doorstep
- Within walking distance of Finglas Village
- Book in your viewing now!!



## ACCOMMODATION

### HALLWAY

1m x 6m

Warm welcoming hallway with timber flooring and quality carpet to stairs and landing. Access to kitchen, lounge and guest WC.

### KITCHEN

4.2m x 2.6m

Bright modern kitchen with a range of floor and eye level units. Breakfast bar. Tiled flooring, splashback and surround. Plumbed for dishwasher and washing machine.



### LOUNGE

4.8m x 3.7m

Bright and spacious lounge with timber flooring, feature electric fire insert. Access to rear garden. TV point and quality blinds.



### BEDROOM 1

4m x 4.7m

Large double bedroom with quality carpets and blinds. Built-in wardrobes and TV point.



### BATHROOM

1.7m x 2.4m

Fully tiled, fully fitted bathroom with full size bath with electric shower attachment, WC, WHB.



### BEDROOM 2

3.7m x 3.7m

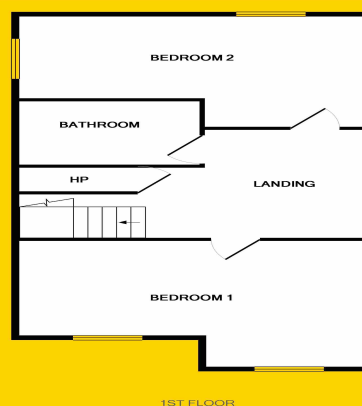
Double bedroom with quality carpet and blinds. Built-in wardrobes and TV point.

### REAR GARDEN

Southerly facing rear garden, mainly in lawn with patio area. Barna storage shed.



## FLOOR PLAN



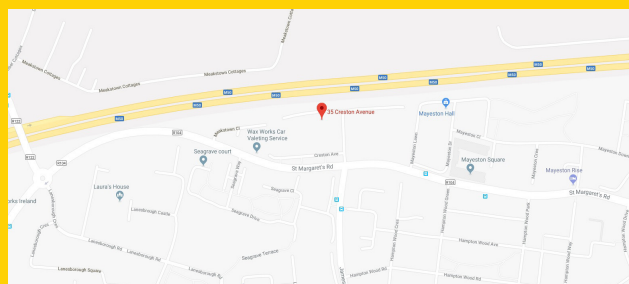
## DIRECTIONS

If travelling through Finglas Village, turn onto the Jamestown Road and keep going to the end of the Jamestown Road. Proceed straight through the crossroads at the traffic lights onto Creston Avenue. Take the second left turn where No. 35 can be found on your left hand side with the Ray Cooke Auctioneers for sale sign outside.

## 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.

## LOCATION



## NEGOTIATOR

**Ray Cooke** and he can be contacted on  
**01 541 1455 or 087 969 3789**

Alternatively you can send an email to  
**finglas@raycooke.ie** and we will contact you.

## MORTGAGES

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



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

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