



**For Sale** *By Private Treaty*

**144 Mellowes Avenue,  
Finglas,  
Dublin 11,  
D11XH27**

**2 Bedroom | 1 Bathroom | Mid-Terrace | 74 sq.m**

**Guide Price: €235,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are proud to present this superb two-bedroom mid terraced property with kitchen extension to the market in the ever popular & sought-after location of Mellowes Avenue, Finglas.

The location is second to none within close proximity of Finglas Village and The Charlestown Shopping Centre together with the new Odeon Cinema & IKEA. The property is also within an excellent catchment of both primary and secondary schools and parks. There is an excellent bus service within a few minutes walk offering a high frequency service to the City Centre. The Luas station at Broombridge, Ashtown & Pelletstown Train station, the M50 & Dublin International Airport are both close to hand making this a most strategically positioned address.

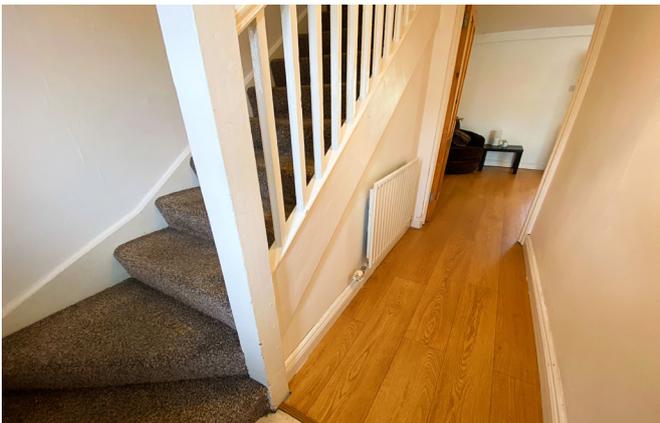
Bright and spacious living accommodation of c. 74 sqm comprising of entrance hallway, open plan living with dining area, fully fitted kitchen, two double bedrooms and main family bathroom. The property benefits quality flooring, gas fired central heating, double glazed windows, front driveway and a large west facing sunny rear garden that's not overlooked. No. 144 is coming to the market in turnkey condition throughout and would be ideal for a keen first time buyer looking to take that step onto the property ladder.

Early viewing strongly recommended - Call Ray Cooke Auctioneers for further information or to arrange viewing!

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## Features

- c. 74 sqm
- Gas fired central heating
- 2 bed/1 bath
- Kitchen extension
- Two spacious bedrooms
- Gas fired central heating
- Sunny west facing rear garden
- Double glazed windows throughout
- Open plan layout
- Turn key condition
- Mature and sought-after area
- Excellent primary & secondary schools in the area



## Accommodation

### Hallway

2.9m x 1.7m

Wood effect laminate flooring with carpet to stairs and landing and access to lounge and dining area.

### Lounge

6.4m x 4.8m

Bright and Spacious living and dining area with wood effect laminate flooring and feature fire place and double doors leading to the kitchen.

### Kitchen

2.9m x 4.8m

Wood effect laminate flooring with tiled splash back, a range of floor and eye level units plumbed for washing machine and double doors leading to the rear garden.

### Bathroom

2.1m x 1.3m

Fully tiled with bath and WHB.

### Bedroom 1

3.2m x 4.8m

Double bedroom to the front of the property with wood effect laminate flooring

### Bedroom 2

2.7m x 2.9m

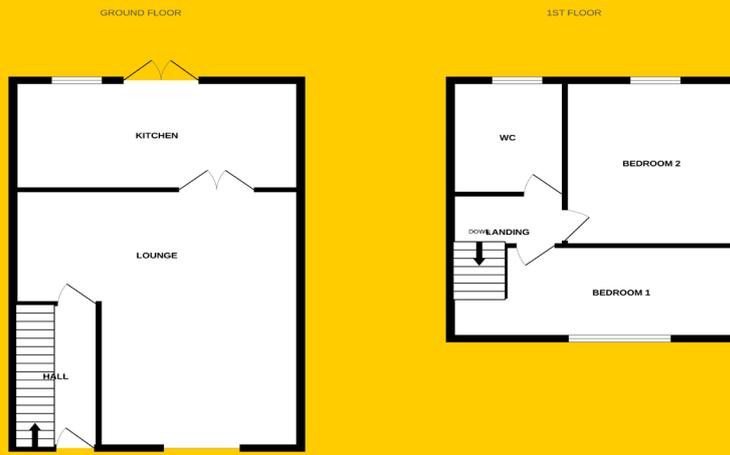
Double bedroom to the rear of the property with wood effect laminate flooring.

### Rear Garden

Large west facing rear garden.



## Floor Plans



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 additional lines are included to provide clarity and save space. Made with Floorplanner 5.12.22

### Negotiator

**Eimhin O'Donnell**

01 541 1455 or 086 0136918

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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Please call: **01 40 30 720 or 087 99 44 036**

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