



**For Sale** *By Private Treaty*

**9 A Greencastle Avenue  
Coolock  
Dublin 17  
D17C859**



Scan to view Property

**3 Bedroom | 2 Bathroom | Semi - Detached | 90 sq.m**

**Guide Price: €275,000**



## Description

Ray Cooke Auctioneers are proud to present this fantastic, three-bedroom semi-detached family home ideally situated in a very popular and mature estate in Dublin 17.

The location of Greencastle Avenue is second to none close to a wealth of local amenities in Coolock village. Close to primary and secondary schools, Beaumont Hospital and Artane Castle & Northside shopping centre. There are numerous bus services nearby to the City Centre and surrounding areas. The property is also close to Dublin Airport, D.C.U., the M50 and M1.

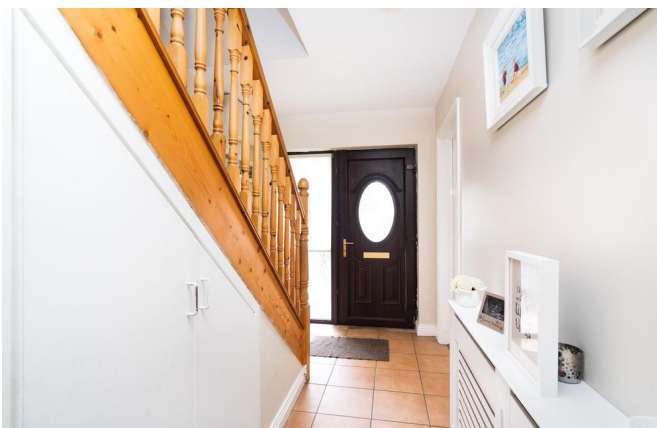
Bright and spacious internal living accommodation of c 90 sqm comprises of entrance hallway, living room to the front with feature fireplace, double doors leading into a bright kitchen/dining room, guest WC all located downstairs. Upstairs hosts 3 spacious bedrooms with built in wardrobes and a fully tiled family bathroom with bath and shower.

No. 9A comes to the market in excellent condition throughout and boasts many features including quality flooring throughout, gas fired central heating, feature fireplace, double glazed windows, westerly facing orientation and a low maintenance rear garden with decking.

This Superb property is sure to interest buyers seeking a pristine, well maintained and superbly located home. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## Features

- c.90 Sq.M
- BER C3
- 3 bed / 2 bath
- Semi-detached home
- Constructed in 2004
- Excellent condition throughout
- Quality flooring throughout
- Three bedrooms with built in wardrobes
- Gas fired central heating
- Westerly facing rear garden
- Outdoor sockets on decking to rear
- Excellent schools & DCU closeby
- Beaumont Hospital & Artane Castle shopping centre close by
- Fantastic location
- Easy access to M50 & M1 motorway
- Bus routes to City Centre close by
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

3..22m x 5.12m

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

### Living Room

3.18m x 4.81m

Lounge to the front of the property, feature fire place with laminate flooring.

### Kitchen

5.7m x 6.77m

Fully fitted kitchen with tiled flooring and access to rear garden.

### Downstairs Bathroom

0.81m x 1.90m

Fully fitted with w.c, whb and tiled flooring.

### Bedroom 1

3.23m x 4.58m

Large double room to the front of the property with carpet to floor.

### Bedroom 2

3.23m x 3.91m

Double room to the rear of the property with carpet to floor.

### Bedroom 3

2.80m x 2.34m

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

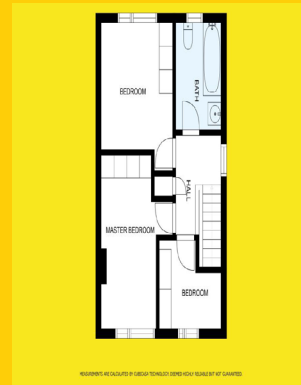
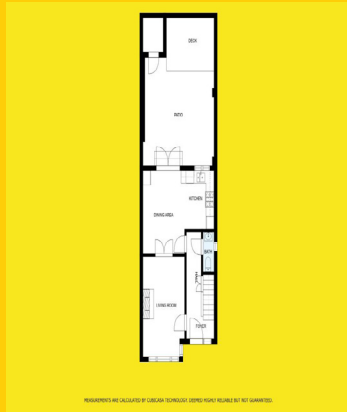
### Bathroom

2.05m x 2.83m

Fully fitted with w.c, whb, bath with shower fittings and tiled flooring.



## 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.

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