



**For Sale** *By Private Treaty*

**70 Cardiffsbridge Road,  
Finglas,  
Dublin 11,  
D11 H2W4**

**3 Bedroom | 1 Bathroom | Mid- Terrace | 72 sq.m**

**Guide Price: €225,000**



Scan to view Property



## Description

Ray Cooke Auctioneers are delighted to present this bright and spacious three bedroom mid terrace property to the market in the ever popular & sought after location of Cardiffsbridge Road. The mature location is situated close to Finglas Village and is sure to interest those who are seeking a superbly located home.

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 nearby. DCU and Dublin International Airport are also within close proximity. This property has the convenience of the M50, M1 and Port Tunnel which opens up the convenience of the entire county & country.

This family home comes to the market in need of modernization throughout but has the benefit of gas fired central heating, three spacious bedrooms, massive potential and a sunny west facing rear garden.

Internal accommodation of c.72sq.m comprises of entrance hallway, lounge, kitchen with dining area, bathroom, two double bedrooms and one single bedroom. No. 70 will appeal to all types of buyers, including first time buyers, those thinking of up-sizing and investors.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

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## Features

- c.72sq.m
- In need of modernization
- Massive potential
- Gas fired central heating
- 3 bed/1 bath
- 3 generous sized bedrooms
- Mature and sought after location
- Sunny west facing rear garden
- Bus stop near on doorstep
- Excellent primary & secondary schools nearby
- Fantastic location
- Easy access to M50 motorway
- Walking distance of Finglas Village
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## Accommodation

### Entrance Hall

4.2m x 1.7m

Wood effect laminate flooring with carpet to stairs and landing and access to all living areas.

### Lounge

4.2m x 3.2m

Bright and spacious lounge area with wood effect laminate flooring.

### Kitchen

2.8m x 2.6m

Fully fitted kitchen with and a range of floor level units, plumbed for washing machine.

### Bedroom 1

3.3m x 5.1m

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

### Bedroom 2

3.8m x 2.6m

Spacious double bedroom to the rear of the property

### Bedroom 3

2.8m x 2.4m

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



## Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the general layout. Dimensions have been rounded off and intended where appropriate to provide clarity and save space. Please refer to the floor plan for more details.

### Negotiator

**Eimhin O'donnell**  
01 541 1455 or 086 013 6918  
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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