

**FOR SALE**

BY PRIVATE TREATY

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



Two Bedroom Mid-Terrace  
c.71.16sq.m /766sq.ft



**Price: €235,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## 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.766 sq.ft 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 and quality flooring throughout.

This property will appeal to all types of buyers including first time buyers and Investors! Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

## FEATURES

c. 766 sq.ft

BER C2

Gas fired central heating

Ample off street parking

Freshly painted throughout

Generous sized bedrooms

Feature fireplace

Fully fitted kitchen

Double glazed windows

Quality flooring throughout

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



### HALLWAY

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 / DINING ROOM

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

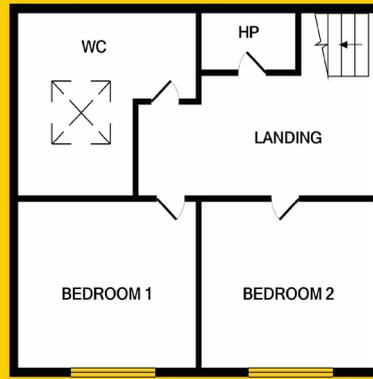
5'9" x 9'8" (1.8m x 3.0m)

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





GROUND FLOOR



1ST FLOOR

## 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.

## NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

[john.sullivan@raycooke.ie](mailto:john.sullivan@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**

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