



**For Sale** *By Private Treaty*

**19 Melville Court,  
Finglas,  
Dublin 11  
D11 T213**

**3 Bedroom | 3 Bathroom | Duplex | 110sq.m**

**Guide Price: €269,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are proud to present this bright and spacious three bedroom duplex to the market in the ever popular and much sought after location of Melville Court.

Melville is a modern residential development located off the Melville Road. This superb development is within easy access of the city Centre, M50, Port Tunnel, Dublin City University and Dublin Airport. Charlestown Shopping Centre and IKEA store are all within walking distance. Melville is simply a great location with a host of amenities nearby including football pitches, golf courses, and local sports clubs. No. 19 is also within an excellent catchment of both primary and secondary schools.

Once inside you are greeted with airy and light filled living accommodation of c. 110 sq.m comprising of an entrance hallway, lounge, fully fitted kitchen with dining area and guest wc all located on the ground floor. Upstairs hosts two double bedrooms, main family bathroom and master bedroom with ensuite and balcony overlooking large green area.

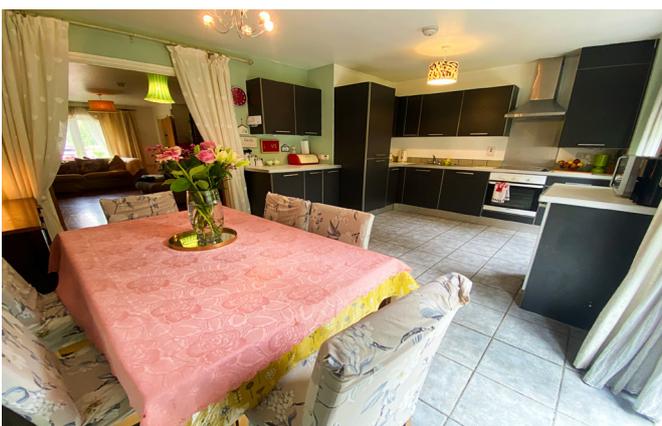
No. 189 has the benefit of double glazed windows, designated parking space, gas fired central heating and quality flooring throughout. This property is ideal for first time buyers, clients thinking of trading up or investors. An opportunity not to be missed!!

Call Ray Cooke Auctioneers for further information or to arrange viewing!

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## Features

- c. 110 sq.m
- BER D1
- c. €1000 management fees p/a
- 3 bed/3 bath
- Three double bedrooms
- Designated parking space
- Designated parking space
- Quality flooring throughout
- Light filled interior
- Gas fired central heating
- Double glazed windows throughout
- Large balcony off master bedroom



## Accommodation

### Lounge

**4.0m x 6.6m**

**Wood effect laminate flooring with double doors leading to the kitchen and dining area.**

### Kitchen

**4.6m x 3.4m**

**Large open plan kitchen and dining area. Tiled to floor. A range of floor & eye level units. Plumbed for washing machine.**

### WC

**1.6m x 1.7m**

**Fully tiled with WC and WHB.**

### Bathroom

**2.0m x 1.7m**

**Fully tiled bathroom. Bath with shower attachment. WC & WHB.**

### Bedroom 1

**4.7m x 3.8m**

**Double bedroom with carpet flooring and built-in wardrobes.**

### Ensuite

**1.4m x 2.0m**

**Fully tiled with shower, WC and WHB.**

### Bedroom 2

**4.4m x 2.0m**

**Double bedroom with carpet to floor**

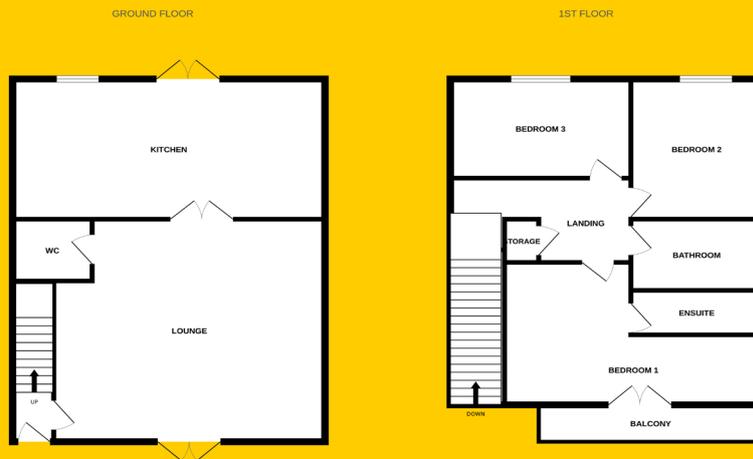
### Bedroom 3

**2.5m x 2.8m**

**Single Bedroom with carpet to floor**



# 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 variations should be made to provide clarity and better space. Made with Mercaid. ©2022

## 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.

**Ray  
Cooke.**  
Financial Services

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

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