

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**95 Ballygal,
Crescent, Finglas,
Dublin 11, D11W5X5**



Scan to view Property

3 Bedroom | 1 Bathroom | 77 sq.m

Guide Price: €275,000



Description

Ray Cooke Auctioneers are delighted to present this superb three-bedroom End of terrace to the market in the ever popular and much sought-after location of Ballygall Crescent in Finglas, Dublin 11.

The location is second to none within close proximity of Finglas Village and The Charlestown Shopping Centre together with the new Odeon Cinema and IKEA. The property is also within an excellent catchment of schools and parks. The Botanic Gardens, Glasnevin Cemetery and DCU are also close by. There is an excellent bus service within a few minutes' walk offering a high frequency service to the City Centre. The M50 & Dublin International Airport are both close to hand making this a most strategically positioned address.

Internal living accommodation of c. 77 sqm comprises of entrance hallway, large living room to front with feature fireplace, kitchen and bathroom located on the ground floor. Upstairs hosts 3 bedrooms (2 double and 1 single). The property comes to the market in need of modernisation throughout but has plenty of potential for any buyer to put their own stamp on the property. The property benefits gas fired central heating with a new gas boiler, gated side entrance, front driveway and a low maintenance south westerly facing rear garden.

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

Features

- - c. 77 sqm
- - BER F
- - 3 bed / 1 bath
- - End of terrace house
- - Gas fired central heating
- - New gas boiler
- - Gated side entrance
- - Double glazed windows throughout
- - Mature and sought-after location
- - 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

Entrance Hall
4.8m X 1.8m

Entrance Hall way leading into the living room / Kitchen

Lounge
4.3m x 3.5m

Living room to the front of the property with featured fireplace and carpet flooring

Kitchen
4.3mx3.5m

Kitchen to the rear of the property.

Bedroom 1
3.3m x 5.5m

Double bedroom to the front of the property, with carpet flooring and hot press.

Bedroom 2
3.8mx3.1m

Double bedroom to the rear with carpet flooring.

Bedroom 3
2.4mx2.4m

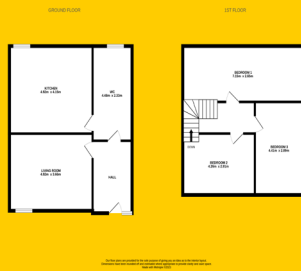
single bedroom to the rear with carpet flooring.

Bathroom
1.7mx1.8m

fully tiled bathroom



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: 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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