



**For Sale** By Private Treaty

55 Casement Drive,  
Finglas,  
Dublin 11,  
D11K6D0

2 Bedroom | 1 Bathroom | Mid Terraced | 75sq.m

**Guide Price: €240,000**



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## Description

Ray Cooke Auctioneers are delighted to present this bright and spacious two bedroom mid terraced property to the market in the ever popular & sought after location of Casement Drive. The mature location is situated close to Finglas Village and is sure to interest those who are seeking a superbly located home. This family home comes to the market in need of modernization throughout but has the benefit of brand new double glazed windows, gas fired central heating and a sunny south facing rear garden. 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. Bright and airy living accommodation of c.75sq.m comprises of storm porch, entrance hallway, lounge, spacious kitchen with dining area, two double bedrooms and main family bathroom. No. 55 will appeal to all types of buyers, including first time buyers, those thinking of down-sizing and investors. Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

## Features

- c.75sq.m
- Two reception rooms converted into one large lounge
- 2 bed/ 1 bath
- Gas fired central heating
- New double glazed windows in c.July
- Spacious kitchen
- Massive potential
- 2 generous sized bedrooms
- Mature and sought after location
- South facing sunny rear garden
- Bus stop near by



## Accommodation

### Entrance Hall

2.0m x 2.0m

Tiled to floor, carpet to stairs and landing and access to lounge and kitchen.

### Lounge

7.0m x 3.0m

Large, bright lounge, Dual aspect, Wood effect laminate flooring, Feature fire place with dining area.

### Kitchen

4.8m x 2.0m

Tiled flooring, splashback and surround. A range of floor and eye level units. Plumbed for washing machine with access to rear garden.

### Bedroom 1

5.1m x 3.3m

Large double bedroom with wood effect laminate flooring and built-in wardrobes.

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### Bedroom 2

3.6m x 2.7m

Double bedroom with wood effect laminate flooring and built-in wardrobes.

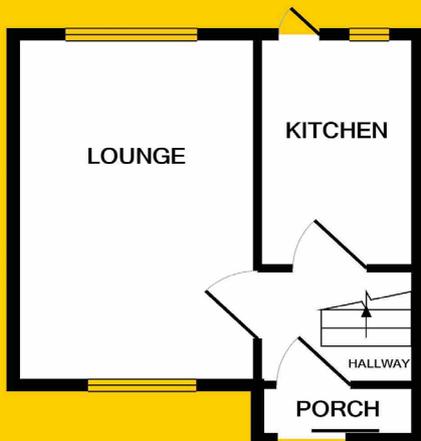
### Bathroom

2.3m x 1.6m

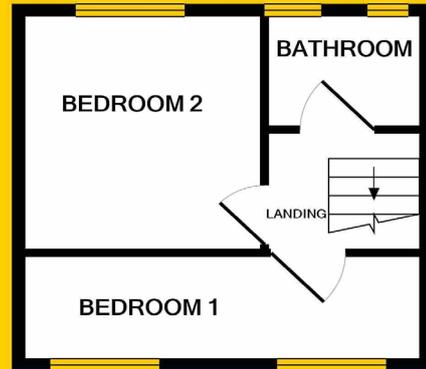
Fully fitted bathroom, Accessible shower with WC and WHB.



## Floor Plans



GROUND FLOOR



1ST FLOOR

### Negotiator

Eimhin O'Donnell  
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email:  
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### 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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Cooke.**  
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For further information or advice,  
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