



For Sale *By Private Treaty*

**33 Kippure Park,
Finglas,
Dublin 11,
D11N6Y7**

3 Bedroom | 2 Bathroom | End of Terrace | 99 sq.m

Guide Price: €259,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to bring this bright and modern three-bedroom end of terrace property with rear extension to the Finglas property market. The property is situated on the ever popular cul de sac of Kippure Park and offers a fantastic home to its new owner.

Bright & spacious living accommodation of c.99sq.m comprises of storm porch, entrance hallway, open plan fully fitted kitchen/living with dining area, utility and playroom with bathroom all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom and main family bathroom. No. 36 comes to the market in turn key condition throughout has the benefit of gas fired central heating, double glazed windows, modern and light filled interior, quality flooring throughout and a stunning low maintenance rear garden with side entrance enhanced by a west facing orientation. This property offers a fantastic opportunity for its new owner to lay down roots in this perfectly located family home.

No. 36 is ideally located only a couple minutes' walk from Finglas Village, excellent schools, retail and sports facilities. Glasnevin and Phibsborough are a stones' throw away, boasting a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

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

Features

- c.99sq.m
- Gas fired central heating
- Fully Alarmed
- Three spacious bedrooms
- Rear extension
- Turnkey condition
- Double glazed windows
- Modern interior
- Quiet cul de sac
- Low maintenance west facing rear garden
- Ample off street parking
- Super location
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Early viewing highly advised!!



Accommodation

Entrance Hall

3.9m x 2.0m

Wood effect laminate flooring with carpet to stairs and landing.

Living Room

3.9m x 3.3m

Spacious living area with wood effect laminate flooring and feature fireplace

Kitchen

3.5m x 5.3m

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

Playroom

3.7m x 2.9m

Bright and spacious play area with wood effect laminate flooring.

Bedroom 1

4.4m x 2.6m

Large double room to the front of the property with wood effect laminate flooring and fitted wardrobes

Bedroom 2

3.1m x 2.4m

Double bedroom to the rear of the property with wood effect laminate flooring and fitted wardrobes

Bedroom 3

2.7m x 2.6m

Single bedroom to the front of the bedroom with wood effect laminate flooring and fitted wardrobes

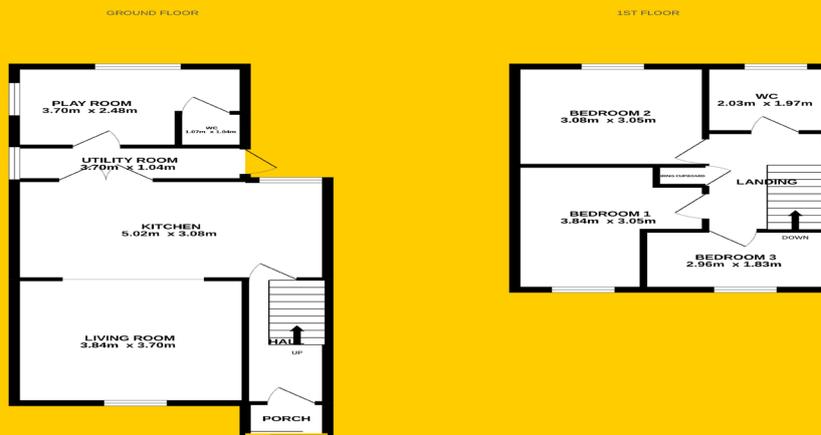
Bathroom

1.7m x 1.8m

Fully tiled bathroom with WC. WHB bath.



Floor Plans



Our floor plans are provided by the sales programme of which you are taking on the relevant house. Dimensions were taken directly from the floor plan. We do not provide a guarantee for the accuracy of the floor plan. Please refer to the floor plan.

Negotiator

Eimhin O'donnell

01 541 1455 or 086 013 6918

Email: 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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