

Ray Cooke.

www.raycooke.ie

PSR Licence Number 002307



For Sale *By Private Treaty*

**28 Ratoath Drive
Finglas
Dublin 11
D11V9W3**

3 Bedroom | 1 Bathroom | Semi-Detached | 81 sq.m

Guide Price: €245,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to bring this superb 3-bedroom mid terrace property to the Finglas property market. The property is situated on the ever-popular Ratoath Drive and is sure to interest anyone looking for a superbly located home.

No. 28 property will appeal to all types of buyers, including, first time buyers, those thinking of up-sizing and investors. 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 spacious internal living accommodation of c. 81 sqm comprises of entrance hallway, living room to front, dining room and kitchen all located downstairs. Upstairs hosts 3 bedrooms (2 double/ 1 single) and a fully tiled bathroom with shower. No. 28 comes to the market in need of modernisation but has great potential for a buyer to put their own stamp on this fine property. The property boasts gas fired central heating, double glazed windows, shared side entrance and a large south westerly facing rear garden.

An opportunity not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- C. 81 sqm
- BER E2
- 3 bed/1 bath
- Mid terrace
- Gas fired central heating
- South west facing orientation
- Bus routes to City Centre close by
- Close to Luas line at Broombridge
- Walking distance of Finglas Village
- Large rear garden
- Shared side entrance
- Turn key condition
- Quality flooring throughout
- Super location
- Mature & sought-after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway



Accommodation

Entrance Hall

4.6m x 1.8m

Laminate flooring with access to living room, dining room and kitchen. Carpet to stairs.

Living Room

4.0m x 3.9m

Lounge to the front of the property, feature fire place with laminate flooring.

Dining Room

2.6m x 3.6m

Dining room to the rear of the property with fire place and cartep to floor.

Kitchen

2.4m x 2.4m

Fully fitted kitchen with laminate flooring and access to rear garden.

Bedroom 1

2.9m x 4.4m

Double room to the rear of the property with laminate flooring.

Bedroom 2

4.0m x 4.4m

Double room to the front for the property with built in wardrobes and wooden flooring.

Bedroom 3

2.4m x 2.8m

Single room to the front for the property with wooden flooring.

Bathroom

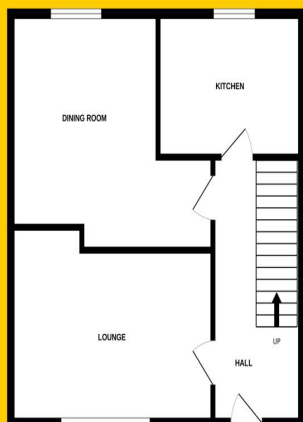
1.6m x 2.4m

Fully fitted with w.c, whb, shower and tiled flooring.

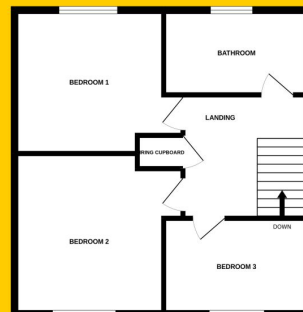


Floor Plans

GROUND FLOOR



1ST FLOOR



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.

**Ray
Cooke.**
Financial Services

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

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.