

FOR SALE

BY PRIVATE TREATY

**28 Melville Lawn
Finglas
Dublin 11
D11R231**



Two Bed Apartment
c.61.32sq.m /660sq.ft



Price: €190,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this absolutely stunning two bedroom apartment to the market in the ever popular and much sought after location of Melville.

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.28 is also within an excellent catchment of both primary and secondary schools.

Once inside this 3rd floor apartment you are greeted with spacious and light filled living accommodation of c. 660 sq.ft comprising of an entrance hallway, 2 large double bedrooms with built in wardrobes, fully fitted kitchen & dining room with access to a wraparound balcony off the living room & a bathroom with bath and shower.

No 28 has the benefit of double glazed windows, quality flooring throughout, designated parking space and a wraparound balcony off the living room. This property is ideal for first time buyers or investors. An opportunity not to be missed!!

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

FEATURES

c. 660 sq.ft

BER D1

c. €1575 management fees p/a

3rd floor position

Two bedrooms / one bathroom

Designated parking with permit (2 permits)

Quality flooring Throughout

Light filled interior

Electric heating

Double glazed windows throughout

Private south facing wrap around balcony

Within easy reach of The M50

Within walking distance of Finglas Village

Ideal for first time buyers & Investors



ACCOMMODATION



HALLWAY

4'9" x 8'5" (1.5m x 2.6m)

Laminate flooring with access to the living room / kitchen, bedrooms and bathroom.

LIVING ROOM / KITCHEN

22'9" x 10'8" (7.0m x 3.3m)

Laminate flooring in living / kitchen area with fitted units and access balcony.

BEDROOM 1

17'4" x 9'2" (5.3m x 2.8m)

Double bedroom with laminate flooring and standalone wardrobes.

BEDROOM 2

14'1" x 8'5" (4.3m x 2.6m)

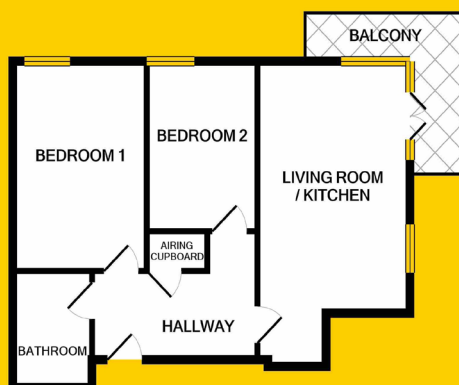
Double bedroom with laminate flooring and standalone wardrobes.

BATHROOM

5'6" x 6'9" (1.7m x 2.1m)

Tiled flooring with WC, WHB and bath with shower.





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 estimated where appropriate to provide clarity and save space. Made with Metropix ©2021

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.

NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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