

**FOR SALE**

BY PRIVATE TREATY

**31 Melville View  
Finglas  
Dublin 11  
D11XK25**



Two Bedroom Apartment  
c.67.82sq.m /730sq.ft



**Price: €199,950**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this bright and airy two bedroom apartment to the market in the ever popular and much sought after location of Melville View. Melville is a modern residential development located off the Melville Road.

Bright and spacious internal living accommodation of c. 730 sq.ft comprises of an open plan dining/living room with a fully fitted kitchen to the side, two double bedrooms with built in wardrobes (master bedroom with ensuite) and a fully tiled family bathroom. No 31 has the benefit of gas fired central heating, double glazed windows, quality flooring throughout and a designated parking space. This property is in excellent condition throughout and is ideal for first time buyers, investors or clients looking to trade up.

This superb development in Melville 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. 31 is also within an excellent catchment of both primary and secondary schools.

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

## FEATURES

- c. 730 sq. ft
  - 2 bed / 2 bath
  - BER C2
  - Ground floor apartment
  - Designated parking and ample visitor parking
  - Fully alarmed
  - Light filled interior
  - c. € 550 management fees p/a
  - Two double bedrooms
  - Gas fired central heating
  - Double glazed windows
  - Open plan layout
  - Ideal for first time buyers & investors
  - Within easy reach of The M50
  - Within walking distance of Finglas Village
- VIEWING HIGHLY ADVISED!**



## ACCOMMODATION



### LIVING ROOM

14'7" x 20'3" (4.7m x 6.2m)

Timber flooring with TV point and access to kitchen.



### KITCHEN / DINING ROOM

8'2" x 5'9" (2.5m x 1.8m)

Tiled flooring with floor and eye level units.



### HALLWAY

11'1" x 3'6" (3.4m x 1.1m)

Timber flooring with access to the bedrooms and bathroom.

### BEDROOM 1

14'4" x 9'8" (4.4m x 3.0m)

Double bedroom to the rear of the property with timber flooring, built in wardrobes and ensuite. Ensuite has tiled flooring with WC, WHB and shower.

### BEDROOM 2

12'7" x 10'1" (3.9m x 3.1m)

Double bedroom to the rear of the property with timber flooring and built in wardrobes.

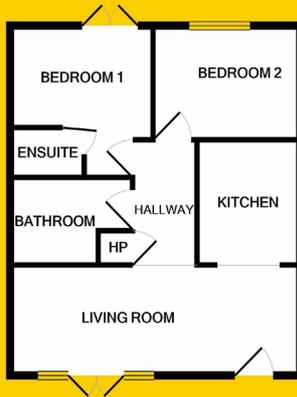


### BATHROOM

5'9" x 9'5" (1.8m x 2.9m)

Fully tiled bathroom with WC, WHB and bathtub.





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](mailto: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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