



**For Sale** *By Private Treaty*

**1 Glebe View, Church Street  
Finglas  
Dublin 11  
D11H3K8**



Scan to view Property

**5 Bedroom | 3 Bathroom | End of Terrace | 204 sq.m**

**Guide Price: €475,000**



## Description

Ray Cooke Auctioneers are proud to introduce this magnificent five-bedroom end of terrace family home to the market situated in a highly sought-after location in Dublin 11.

No. 1 has an array of amenities on its doorstep including excellent local shops, schools, the villages of Finglas & Glasnevin and a short drive to Charlestown Shopping Centre & Clearwater Tesco Centre. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service. The properties new owner will have the opportunity to lay down roots in one of Dublin 11's most sought after and family-oriented locations.

Bright & spacious internal living accommodation of c. 204 Sqm comprises of entrance hallway, living room to front with feature back boiler stove, modern open plan kitchen/dining room with large Velux windows, spacious laundry room with guest WC, office/sitting room all located downstairs. Upstairs hosts 5 bedrooms (4 double/1 single) master with bathroom, one bedroom currently in use as a walk-in wardrobe and a fully tiled bathroom with electric shower. The converted attic is bright & spacious and currently in use as a bedroom with bathroom and an office.

This wonderful property comes to the market in pristine condition throughout and has the benefit of a south westerly facing rear garden with gated access, side entrance, gas fired central heating, double glazed windows throughout, new floors, modern floor and eye level units & island in open plan kitchen/dining room and the property also boasts an extra-large self-contained unit to the rear which features a kitchen/living room, 2-bedrooms, and a bathroom. This self-contained unit would suit a variety of uses.

This wonderful home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

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## Features

- c. 204 Sq.M
- BER B3
- 5 bed/3 bath
- End of terrace family home
- Extended kitchen/conservatory
- Gas fired central heating
- Side entrance
- Large south westerly facing rear garden with gated access
- Living with feature stove
- Large self-contained unit to rear
- Double glazed windows throughout
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Within close proximity of Dublin Airport
- Walking distance of Finglas & Glasnevin villages
- Early viewing highly advised!!



## Accommodation

### Entrance Hall

5.0m x 1.7m

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

### Living Room

6.5m x 3.6m

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

### Office

4.8m x 1.9m

Office to the front of the property with laminate flooring.

### Kitchen

5.7m x 5.5m

Fully fitted kitchen with laminate flooring, access to downstairs bathroom, utility room and access to rear garden.

### Utility room

1.9m x 3.5m

Tiled flooring and access to rear of the property and garden.

### Bedroom 1

3.6m x 5.5m

Large double room to the rear of the property, with laminate flooring and ensuite.

Ensuite with w.c, whb, bath and carpet to floor.

### Bedroom 2

3.6m x 3.1m

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

### Bedroom 3

3.2m x 2.4m

Single room to the front for the property with laminate flooring and built in wardrobes.

### Bedroom 4

3.42m x 2.7m

Double room to the rear of the property with carpet to floor and built in wardrobes.

### Bedroom 5

2.9m x 2.9m

Single room to the front for the property with carpet to floor.

### Bathroom

2.0m x 1.5m

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

### Attic

Office - 3.5m x 5.4m

Laminate flooring with velux windows

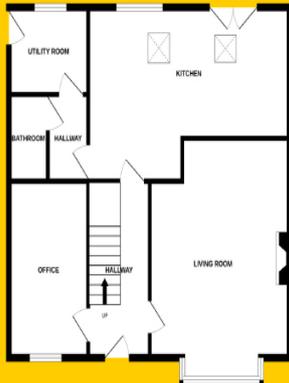
Bedroom - 2.9m x 5.4m

Carpet to floor with wc, whb and bath.



# Floor Plans

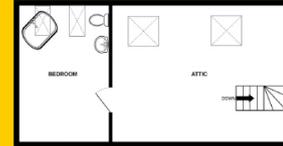
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## Negotiator

**John Sullivan**

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Email: [john.sullivan@raycooke.ie](mailto: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.

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