

FOR SALE

BY PRIVATE TREATY

**145 Mellows Road
Finglas
Dublin 11
D11E8P2**



Two Bedroom End of Terrace
c. 72sq.m /775 sq.ft



Price: €239,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this extended 2 bedroom end of terrace property to the market in the ever popular & sought after location of Mellows Road, Finglas.

The location is second to none within close proximity of Finglas Village and The Charlestown Shopping Centre together with the new Odeon Cinema & IKEA. The property is also within an excellent catchment of both primary and secondary schools and parks. There is an excellent bus service within a few minutes' walk offering a high frequency service to the City Centre. The Luas station at Broombridge, Ashtown & Pelletstown Train station, the M50 & Dublin International Airport are both close to hand making this a most strategically positioned address.

Once inside you are greeted with bright and airy living accommodation of c. 775 sq. ft. Comprising of entrance hallway, spacious living room with feature fireplace leading to the kitchen extension, sitting room, 2 bedrooms, and a tiled bathroom. The property benefits gas fired central heating, double glazed windows, feature fireplace, kitchen extension to the rear and a front driveway. No. 145 is coming to the market in great condition throughout and is sure to appeal to investors and boasts an ideal opportunity for a first-time buyer to take that step onto the property ladder.

Early viewing strongly recommended - Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

c. 775 sq.ft

BER E1

Extended to rear

2 bedrooms

Gas fired central heating

Double glazed windows throughout

Feature fireplace

Mature and sought after area

Excellent primary & secondary schools in the area

Fantastic location

Easy access to M50 motorway

Walking distance of Finglas Village

VIEWING HIGHLY ADVISED!



ACCOMMODATION



HALLWAY

8'6" x 5'9" (2.7m x 1.8m)

Tiled flooring with access to the reception room and living room.

RECEPTION ROOM

9'2" x 9'8" (2.8m x 3.0m)

Timber flooring to the front of the property with TV point.

LIVING ROOM

12'1" x 16'1" (3.7m x 4.9m)

Timber flooring to the rear of the property with fire place and access kitchen/dining area.

KITCHEN /DINING ROOM

10'4" x 9'8" (3.2m x 3.0m)

Kitchen extension to the rear of property. Lino to floor with floor and eye level units, gas boiler and access to the rear garden.

BEDROOM 1

11'2" x 12'5" (3.4m x 3.8m)

Double bedroom to the front of the property with built in wardrobes and carpet to floor.

BEDROOM 2

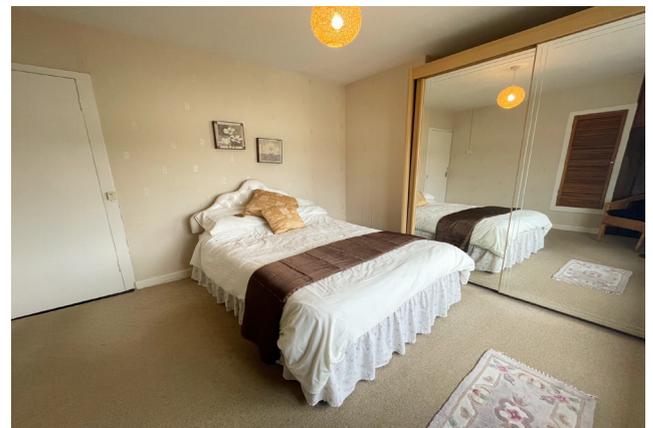
9'2" x 9'8" (2.8m x 3.0m)

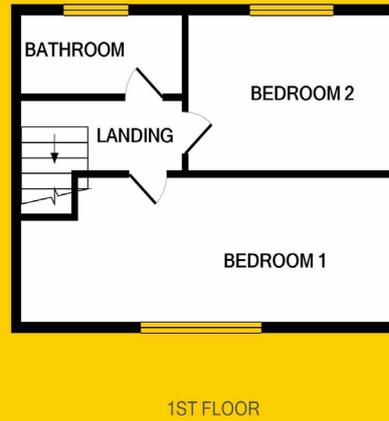
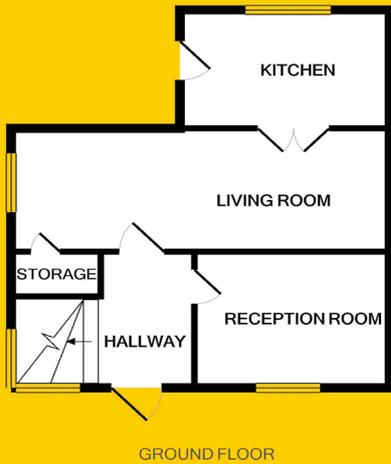
Double bedroom to the rear of the property with carpet to floor.

BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

Tiled flooring with WC, WHB and bath.





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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