

**FOR SALE**

BY PRIVATE TREATY

**165 Hampton Wood Road,  
Finglas  
Dublin 11**

**Ray Cooke**

**Auctioneers**



Three Bedroom Duplex  
c.459.3sq.m. /1507.sq.ft.

**BER** TBC

**Price: €275,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this bright and spacious three bedroom duplex to the market ideally positioned within the highly sought after residential development of Hampton Wood. This property comes to the market in good condition throughout with the benefit of double glazed windows, gas fired central heating and a sunny southerly facing balcony. Internal living accommodation of c. 1,507sq. ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room, three double bedrooms, main family bathroom and master bedroom ensuite. No. 165 is presented in pristine condition throughout and will appeal to all types of buyers, including first time buyers, those thinking of up-sizing and investors.

Nestled just off the St Margaret's Road a host of services and amenities are all within arm's reach. There are local shops at Hampton Wood, while IKEA, The Charlestown Centre and Gulliver's Retail Park are nearby. There are excellent sport and leisure facilities catering to all tastes from golf to soccer, with outstanding sports amenities at Santry Stadium and Dublin City University.

The City Centre is easily accessed through a bus corridor while the M50 is merely minutes away by car. There are esteemed primary and secondary schools in the area which are a huge advantage to this beautiful duplex. Viewing strongly advised; Call Ray Cooke Auctioneers for further information!!

## FEATURES

- c. 1,507sq.ft
- Three bedrooms/three bathrooms
- Stunning property
- Gas fired central heating system
- Double glazed windows throughout
- High quality finish
- Management fees c. €550 per annum, covering building insurance, bin collection & maintenance in common areas
- Bright, spacious kitchen/dining area
- Fully fitted kitchen
- Sunny balcony
- Ample parking
- Peaceful development
- M50 Motorway within arm's reach
- Bus routes and local shops on your doorstep
- Ideal for first time buyers, investors or clients trading up
- Early viewing highly advised!!





## ACCOMMODATION

### HALLWAY

Timber flooring, quality carpet to stairs and landing, access to lounge, guest wc, and storage.

### LOUNGE

Timber flooring, quality blinds, tv point, and access to balcony.

### KITCHEN/DINNING

Timber flooring, Dining area, floor and eye level units, dishwasher, washing machine, fridge/freezer, sink, gas hob and oven.

### GUEST WC

Timber flooring, vanity units, storage, wc and whb and vanity unit.

### BEDROOM 1

Quality carpet and blinds, built in wardrobes, double bedroom, Ensuite with timber flooring, shower, wc, whd and vanity unit.

### BEDROOM 2

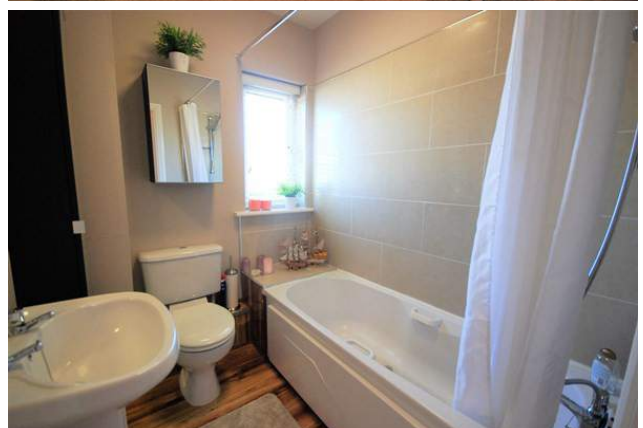
Double bedroom, quality carpet and blinds and built in wardrobes.

### BEDROOM 3

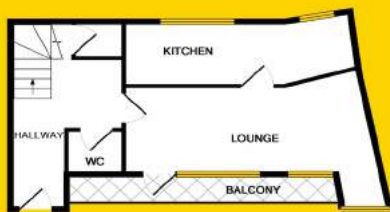
Double bedroom, quality carpet and blinds and built in wardrobes.

### BATHROOM

Timber flooring, fitted with w.c, whb and vanity unit, and partly tiled walls.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## DIRECTIONS

If travelling through Finglas Village, turn onto the Jamestown Road. Take a right onto Hampton Wood Road. Continue straight passing the large green on your left. No 165 can be found on your left hand side directly opposite the shops with our "For Sale" sign on the balcony. Eircode : D11 VR83

## 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.

## LOCATION



## NEGOTIATOR

Ray Cooke and he can be contacted on 01 541 1455 or 087 9693789.

Alternatively you can send an email to [ray@raycooke.ie](mailto:ray@raycooke.ie) and we will contact you.

## MORTGAGES

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



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

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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