

FOR SALE

BY PRIVATE TREATY

**Apartment 34
St. Canices Square
Finglas
Dublin 11
D11NP40**



One Bedroom Apartment
c. 55.74 sq.m / 600 sq.ft



Price: €175,000

PSR Licence Number 002307

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this superb first floor one-bedroom apartment to the market ideally positioned within the highly sought-after St Canice's Square Development.

Bright and spacious internal living accommodation of c. 600 Sq. ft comprises of entrance hallway, one double bedroom with built in wardrobes, open plan living with dining area, storage closet, fully fitted kitchen and a bathroom with bath and shower. This superb apartment boasts a south facing balcony and a designated parking space. This property comes to the market in good condition throughout with the benefit of a south facing balcony, a fully fitted kitchen with integrated appliances, storage closet, double glazed windows, ample storage closet and quality flooring throughout

This private gated apartment complex of homes is adjacent to a host of local amenities, excellent catchment of schools, parks and recreational facilities. Furthermore, The Charlestown Shopping Centre to include the new state of the art Odeon Cinema together with IKEA are quite literally on your doorstep. DCU & Dublin International Airport are also within close proximity. There is an excellent bus service offering a QBC to the City Centre within a 2-minute walk. Pelletstown Train station and The Luas station at Broombridge is also within easy access. The M50 is close by making this a most strategically positioned home.

No. 34 will appeal to first time buyers and investors.
Call Ray Cooke Auctioneers for further information!!

FEATURES

c. 600 sq.ft

BER C2

Management fees c. €1622 per annum

One bedrooms/one bathrooms

Stunning property

Fully fitted kitchen with integrated appliances

Electric heating

Double glazed windows throughout

Bright, spacious living/dining area

Underground designated parking

Peaceful development

M50 Motorway within arm's reach

Bus routes and local shops on your doorstep

Ideal for first time buyers & Investors

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

10'8" x 5'2" (3.3m x 1.6m)

Carpet to floor with intercom and access to the bathroom, living room / kitchen and bedroom.

LIVING ROOM / KITCHEN

25'5" x 10'4" (7.8m x 3.2m)

Carpet to floor and access to balcony.

Tiled flooring with tiled splashback, floor and eye level units and access to storage room.

Storage Room - 2'9" x 5'9" (0.9m x 1.8m)



BEDROOM 1

10'1" x 11'1" (3.1m x 3.4m)

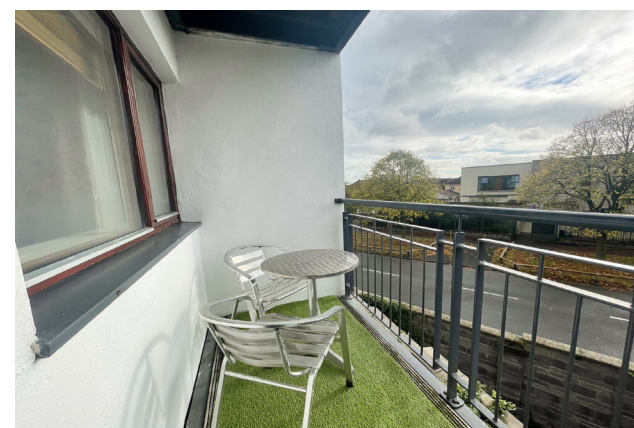
Double bedroom carpet to floor with built in wardrobes.



BATHROOM

6'8" x 5'5" (2.1m x 1.7m)

Tiled flooring with tiled splashback, WC, WHB, bath and hot press.





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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