

FOR SALE

BY PRIVATE TREATY

**74 Glasanaon Road
Finglas
Dublin 11
D11A6C6**



Three Bedroom Mid Terrace
c.83.61sq.m /900sq.ft



Price: €299,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this fantastic 3 bedroom mid terrace family home to the market ideally positioned on the Glasanaon Road in Finglas village.

Bright and Spacious living accommodation of c. 900 sq.ft comprises of entrance hallway, living room to the front, tiled fully fitted kitchen/dining room, extended to the rear with a large bathroom/utility room all located on the ground floor. Upstairs hosts 3 bedrooms (2 double/1 single) all with built in wardrobes and a main fully tiled bathroom with bath and shower. No. 74 is presented in good condition throughout and boasts tiled flooring in entrance & kitchen, gas fired central heating, double glazed windows and a large southerly facing rear garden with laneway access.

No. 74 will appeal to all types of buyers. The location is next to none as Glasanaon Road is within walking distance to a choice of wonderful parks including the Botanic Gardens, Albert College and Johnstown Park. Sport and shopping facilities that can be found in the area include Glasnevin Lawn Tennis Club, Tolka Rovers, Na Fianna GAA, Charlestown Shopping Centre, Finglas Village, IKEA plus local shops on both Fitzmaurice Road and Glasnevin Avenue.

The property is also within a great catchment of both primary and secondary schools and is serviced by an excellent bus route offering a high frequency service to the City Centre. The M50 & Dublin International Airport are also most accessible making this a most strategically positioned home.

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

FEATURES

c. 900 sq.ft

BER E1

Three bedrooms/two bathrooms

Extended to the rear

Rear access from laneway

Gas fired central heating

Double glazed windows

Southerly facing rear garden

Bus routes and local shops on your doorstep

Excellent primary & secondary schools on doorstep

Fantastic location

Easy access to M50 motorway

Walking distance of Finglas Village

Ideal for 1st time buyers, those thinking of up-sizing and investors

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

5'9" x 12'1" (1.8m x 3.7m)

Tiled flooring with access to the living room, kitchen and under stairs storage. Carpet to stairs.

LOUNGE

12'1" x 10'4" (3.7m x 3.2m)

Laminate flooring with fire place.

KITCHEN

17'3" x 10'8" (5.3m x 3.3m)

Tiled Flooring with access to the bathroom.



BATHROOM 1

11'1" x 6'8" (3.4m x 2.1m)

Tiled flooring and walls with WC and shower.

BEDROOM 1

7'8" x 9'1" (2.4m x 2.8m)

Single bedroom to the front of the property with laminate flooring, fitted wardrobes and double glazed window.



BEDROOM 2

10'4" x 12'1" (3.2m x 3.7m)

Double bedroom to the front of the property, with laminate flooring, fitted wardrobes and double glazed window.



BEDROOM 3

11'1" x 10'8" (3.4m x 3.3m)

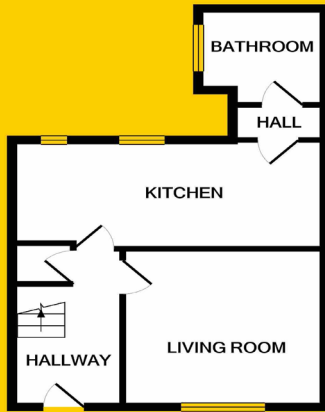
Double bedroom to the rear of the property with laminate flooring, fitted wardrobes and double glazed window.

BATHROOM 2

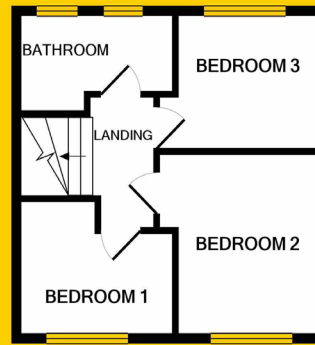
7'2" x 7'8" (2.2m x 2.4m)

Tiled flooring and walls with WC, WHB, bath and heated towel rack.





GROUND FLOOR



1ST FLOOR

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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