

FOR SALE

BY PRIVATE TREATY

**Apartment 11
Melville Park
Finglas
Dublin 11
D11KF68**



Two Bedroom Apartment
c.61.32 sq.m /660 sq.ft



Price: €215,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this bright and airy two-bedroom apartment to the market in the ever popular and much sought-after location of Melville View. Melville is a modern residential development located off the Melville Road.

Bright and spacious internal living accommodation of c. 660 sq. ft comprises of an open plan dining/living room with a fully fitted kitchen to the side, two double bedrooms (master bedroom with ensuite) and a main family bathroom. No 11 has the benefit of gas fired central heating, double glazed windows, quality flooring throughout and a private balcony off the living room. This property is in excellent condition throughout and is ideal for first time buyers, investors or clients looking to trade up.

This superb development in Melville is within easy access of the city Centre, M50, Port Tunnel, Dublin City University and Dublin Airport. Charlestown Shopping Centre and IKEA store are all within walking distance. Melville is simply a great location with a host of amenities nearby including football pitches, golf courses, and local sports clubs. No. 31 is also within an excellent catchment of both primary and secondary schools.

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

FEATURES

c. 660 sq. ft

2 bed / 2 bath

BER B3

1st floor apartment

Light filled interior

Two double bedrooms

Gas fired central heating

Double glazed windows

Open plan layout

Ideal for first time buyers & investors

Within easy reach of The M50

Within walking distance of Finglas Village

VIEWING HIGHLY ADVISED



ACCOMMODATION



LIVING ROOM /DINING ROOM

13'4" x 15'7" (4.1m x 4.8m)

Laminate flooring with access to the kitchen , bathroom and bedrooms.

KITCHEN

7'8" x 5'5" (2.4m x 1.7m)

Tiled flooring with fitted units.



BEDROOM 1

9'8" x 10'8" (3.0m x 3.3m)

Double bedroom with timber flooring, ensuite and access to juliet balcony.

Ensuite - 8'5" x 5'2" (2.6m x 1.6m)

Fully tiled with WC, WHB and shower.



BEDROOM 2

13'7" x 9'5" (4.2m x 2.9m)

Double bedroom with timber flooring and built in wardrobes.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Tiled flooring and walls with WC, WHB, and bath with shower.





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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