

FOR SALE

BY PRIVATE TREATY

**162 Mellows Road
Finglas
Dublin 11
D11FP5W**



Three Bedroom Med-Terrace
c. 83.14sq.m / 895sq.ft



Price: €259,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this extended 3 bedroom mid terraced property with a granny flat 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. 895 sq. ft. Comprising of entrance hallway, spacious living room with feature fireplace leading to the kitchen extension, 3 bedrooms with built in wardrobes, (2 double/1 single) and a fully tiled bathroom with bath and shower. The property also benefits a large granny flat to the rear which would suit a variety of uses. It benefits a kitchen and bathroom & also has attic storage.

No.162 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. 895 sq.ft

BER C3

Extended to rear

Granny flat

3 bedrooms

Gas fired central heating

Double glazed windows throughout

Feature fireplace in lounge

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

7'2" x 5'2" (2.2m x 1.6m)

Laminate flooring with access to stairs.

LIVING ROOM

12'7" x 14'4" (3.9m x 4.4m)

Laminate flooring to living room with access to kitchen.

KITCHEN

15'0" x 19'4" (4.6m x 5.7m)

Laminate flooring with floor and eye level units and access to rear garden.



BEDROOM 1

15'1" x 10'5" (4.6m x 3.2m)

Double bedroom to the rear of the property with laminate flooring, fitted wardrobes.

BEDROOM 2

8'5" x 11'2" (2.6m x 3.4m)

Double bedroom to the front of the property with laminate flooring.



BEDROOM 3

8'2" x 7'2" (2.5m x 2.2m)

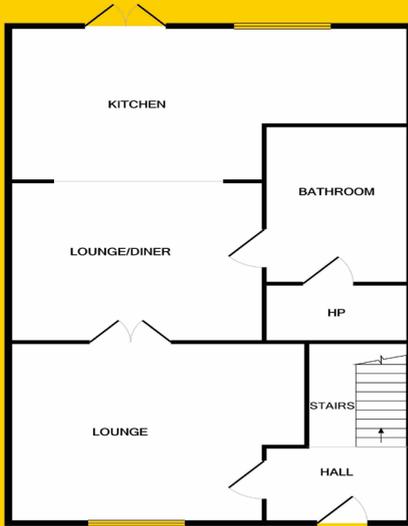
Single bedroom to the front of the property with laminate flooring.

BATHROOM

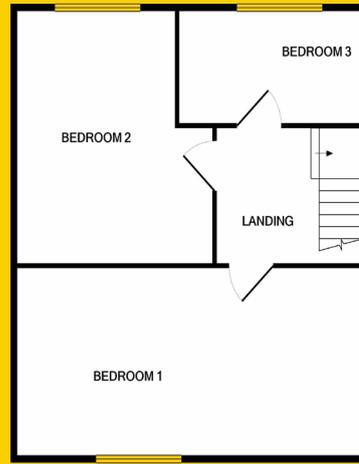
10'8" x 5'2" (3.3m x 1.6m)

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





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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