

FOR SALE

BY PRIVATE TREATY

**113 Finglas Park
Finglas East
Dublin 11**



**1 Bedroom Apartment
c.96sq.m / 1,033sq.ft**

BER TBC

Price: €295,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this bright and spacious, three bedroom, mid terraced, house to the market in the ever popular & sought after location of Finglas Park. The mature estate of Finglas Park, which is situated in the heart of Finglas East, is sure to interest those who are seeking a superbly located home. This house comes to the market in good condition throughout with the benefit of double glazed windows, oil fired central heating and an impressive 100ft long rear garden with Barna storage shed and mature apple trees.

Bright and airy living accommodation of c.1033sq.ft, comprises of, entrance hallway, living room, lounge, fully fitted kitchen/dining, 2 double and 1 single bedroom and fully tiled main family bathroom. No. 113 will appeal to all types of buyers, including, first time buyers, those thinking of up-sizing and investors.

This property is ideally located only a couple minutes' walk from Finglas Village, excellent schools, retail and sports facilities. Glasnevin and Phibsborough are a stones' throw away, boasting a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service. Viewing is highly recommended so contact Ray Cooke for a viewing today!!!

FEATURES

- c. 96sq.m / 1,033sq.ft
- Ample off-street parking
- Oil fired central heating
- Extra-long, 100ft rear garden
- Extended fully fitted kitchen
- Security camera system operated from hallway
- 2 Large double bedrooms, 1 single bedroom
- Fully tiled bathroom
- Barna storage shed to rear
- Mature and sought after estate
- Fully alarmed
- Double glazed windows throughout
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre on doorstep
- Walking distance of Finglas Village
- Early viewing highly advised!!



ACCOMMODATION

HALLWAY

4.7m x 1.7m

Warm welcoming hallway with Parquet flooring and carpet to stairs and landing. Under stairs storage, access to lounge and kitchen. Security camera system.

LOUNGE

3.1m x 3.6m

Lovely bright lounge to the front of the property with quality carpet flooring, tv point and archway to living room.

LIVING ROOM

3.8m x 3.6m

From the lounge, is this large warm reception room with feature fireplace with marble hearth and stove insert. Quality carpet flooring, tv point and double doors leading to kitchen/dining room.

KITCHEN/DINING ROOM

2.9m x 5.5m

Large bright open plan kitchen/dining room with Vinyl flooring. A range of floor and eye level units, tiled splashback. Plumbed for washing machine. Dining area with ample space for a table and chairs. Double doors to rear garden.

BEDROOM 1

3.9m x 3.6m

Large double bedroom with quality carpet flooring and built-in wardrobes. Feature open fireplace.

BEDROOM 2

3.2m x 3.5m

Large double bedroom with tongue & groove flooring and built-in wardrobes.

BATHROOM

2.2m x 2.1m

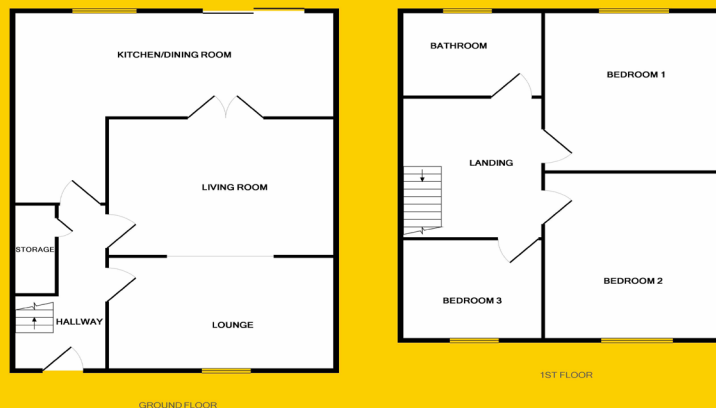
Large bathroom with tiles to floor and ceiling. Shower area with Triton T90 electric shower, wc and whb and hotpress.

REAR GARDEN

Impressive, 100ft long, sunny rear garden mainly in lawn, sided by walls. Barna storage shed. Feature mature apple trees.



FLOOR PLAN

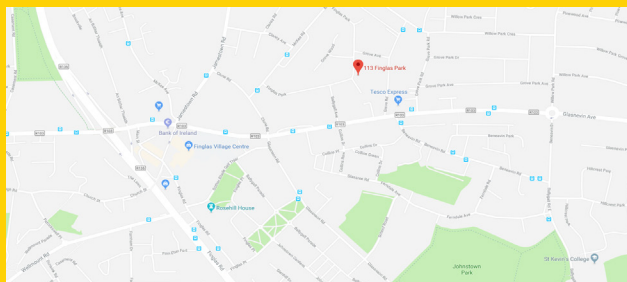


Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2017

DIRECTIONS

Directions from Glasnevin Avenue, turn onto Grove Road, left onto Grove Avenue, then right into Finglas Park, see Ray Cooke Auctioneers for sale sign on your right hand side. From Clune Road, turn onto McKee Road, first right into Finglas Park, continue straight and No. 113 will be on your right hand side with the Ray Cooke Auctioneers for sale sign outside.

LOCATION



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

Ray Cooke and he can be contacted on **01 541 1455 or 087 969 3789.**

Alternatively you can send an email to **ray@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:
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