

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**10 Grove Road
Finglas East
Dublin 11
D11TF83**

3 Bedroom | 1 Bathroom | Mid-Terrace | 90 sq.m

Guide Price: €375,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious three-bedroom mid terrace family home situated on a highly sought after location in Dublin 11.

No. 10 has an array of amenities on its doorstep including excellent local shops, schools, the villages of Glasnevin & Finglas and a short drive to Charlestown Shopping Centre & Clearwater Tesco Centre. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

Bright & airy living accommodation of c. 90 Sqm comprises of storm porch, entrance hallway, living room, sitting room, extended kitchen and conservatory to rear all located downstairs. Upstairs host 3 bedrooms (2 double/ 1 single) and a fully tiled bathroom with electric shower. No. 10 comes to the market in need of cosmetic upgrades but has the benefit of an extension to the rear, oil fired central heating, block built shed to rear, double glazed windows and an extra-long sunny rear garden. The properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 11's most sought after and family-oriented locations.

This wonderful home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- 90 Sq.M
- BER E1
- 3 bed/1 bath
- Mid terrace family home
- Extended kitchen/conservatory
- Oil fired central heating
- Large sunny rear garden
- Two living rooms with feature fireplaces
- Massive potential
- Double glazed windows throughout
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas & Glasnevin villages
- Early viewing highly advised!!



Accommodation

Entrance Hall

4.6m x 1.7m

Carpet to floor with access to lounge, sitting room and kitchen. Carpet to stairs.

Lounge

3.2m x 3.3m

Lounge to the front of the property, feature fire place with carpet to floor.

Sitting Room

3.6m x 3.3m

Sitting room to the rear of the property with fire place and carpet to floor.

Kitchen

4.3m x 2.1m

Fully fitted kitchen with tiled flooring and access conservatory and rear garden.

Conservatory

2.5m x 2.9m

Laminate flooring nwith access to the rear garden.

Bedroom 1

3.9m x 3.7m

Double room to the rear of the property, built in wardrobes and carpet to floor.

Bedroom 2

3.2m x 3.6m

Double room to the front for the property with fire place and carpet to floor.

Bedroom 3

2.1m x 2.1m

Single room to the front for the property with carpet to floor.

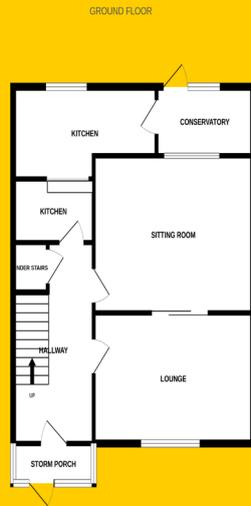
Bathroom

2.4m x 1.7m

Fully fitted with w.c, whb, shower and fully tiled.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



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.

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