



For Sale *By Private Treaty*

**8 Clune Road
Finglas
Dublin 11
D11P6R6**

3 Bedroom | 2 Bathroom | End of Terrace | 111 sq.m

Guide Price: €300,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this bright and stunning three bedroom end terraced property with large kitchen extension to the market in the ever popular & sought after location of Clune Road, Dublin 11.

Clune Road enjoys an excellent position close to Finglas Village and is only a short walk to a host of local amenities such as restaurants, public house's and numerous shopping facilities, not to mention the several business parks in the area. Finglas also sits astride the M50 and M2 motorway that provides ease of access to the greater Dublin area. This has been a deservedly popular residential location for the past number of years and is now stronger than ever as it is fast becoming one of Dublin's larger suburban areas.

No. 8 is truly in turn key condition and has the benefit from open plan living, upgraded windows, gas fired central heating, quality flooring throughout, off street parking and a sunny west facing rear garden with detached office to the rear. Bright and airy living accommodation of c.111sq.m comprises of storm porch, entrance hallway, lounge, open plan fully fitted kitchen/living with dining area, utility and bathroom all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom and main family bathroom.

No 8 is sure to appeal to clients looking to upsize and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

Features

- c. 111 sq.m
- 3 bed/2 bath
- Ample off street parking
- Detached office in rear garden
- Gas fired central heating
- Large kitchen extension
- Sunny west facing low maintenance rear garden
- Open plan kitchen/living with dining area
- Upgraded windows
- Mature and sought after area
- Quality flooring throughout
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Early viewing highly advised!!



Accommodation

Entrance Hall

1.75m x 4.38m

Laminate flooring with access to living room, family room and kitchen.

Living Room

3.42m x 3.12m

Lounge to the front of the property, feature fire place with laminate flooring.

Kitchen/ Dining Room

10.15m x 5.39m

Kitchen with fitted floor and eye level units with access to laundry room, bathroom and rear garden.

Family Room

4.7m x 3.6m

Laminate flooring with fire place.

LaundryRoom

2.4m x 2..17m

Tiled flooring with sink and floor and eye level units.

Downstairs Bathroom

2.14m x 1.65m

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

Bedroom 1

3.57m x 3.77m

Double room to the rear of the property with laminate flooring and built in wardrobes.

Bedroom 2

3.39m x 3.03m

Double room to fron of property with laminate flooring and built in wardrobes.

Bedroom 3

2.08m x 1.98m

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

Bathroom

1.61m x 2.15m

Fully fitted with w.c, whb, shower and laminate flooring.

Storage Room 1

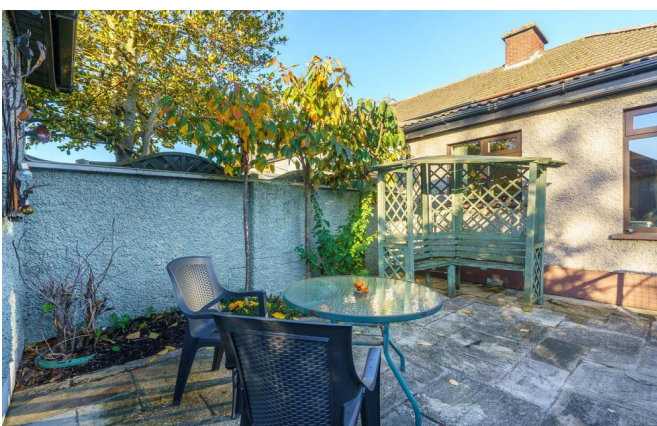
2.03m x 3.58m

Room to the left side of the property and with laminate flooring.

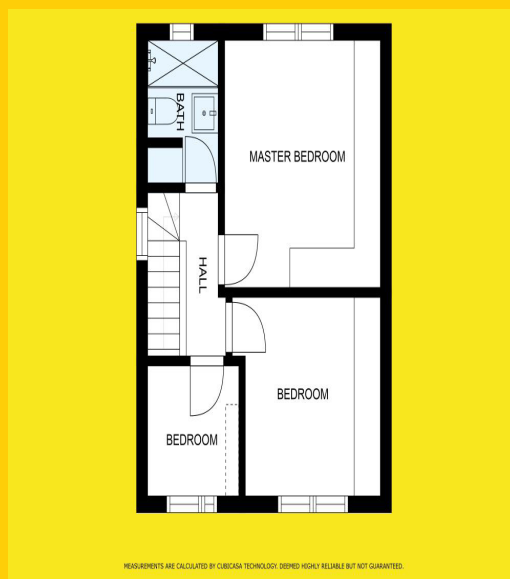
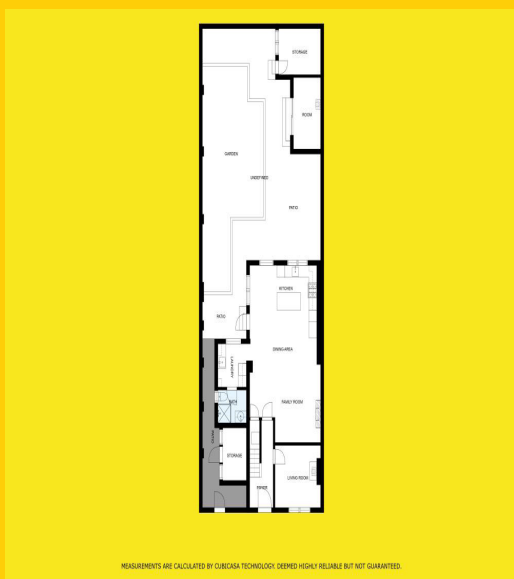
Storage Room 2

1.77m x 2.64m

Room to the rear and with laminate flooring.



Floor Plans



Negotiator

Eimhin O'Donnell

01 541 1455 or 086 013 6918

Email: eimhin@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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For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

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