

FOR SALE

BY PRIVATE TREATY

28 Hampton Wood Crescent
Finglas
Dublin 11
D11 W0V6



Two Bedroom End of Terrace
c. 76sq.m



Price: €270,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this bright and modern two-bedroom end of terrace to the market ideally positioned within the highly sought after cul de sac of Hampton Wood Crescent.

This property comes to the market in pristine condition after undergoing major renovations in 2015. Completely open plan layout on the ground floor, new fully fitted kitchen, quality flooring throughout and two fully tiled new bathroom suites. No. 28 also has the benefit of gas fired central heating, double glazed windows and a sunny low maintenance garden with rear access.

Internal living accommodation of c. 76sq.m comprises of entrance hallway, open plan kitchen/living with dining area, two double bedrooms (one with ensuite) and main family bathroom.

Nestled just off the St Margaret's Road a host of services and amenities are all within arm's reach. There are local shops at Hampton Wood, while IKEA, The Charlestown Centre and Gulliver's Retail Park are nearby. There are excellent sport and leisure facilities catering to all tastes from golf to soccer, with outstanding sports amenities at Santry Stadium and Dublin City University.

The City Centre is easily accessed through a bus corridor while the M50 is merely minutes away by car. There are esteemed primary and secondary schools in the area which are a huge advantage to this beautiful home.

No. 28 is tastefully decorated and will appeal to all types of buyers, including first time buyers, those thinking of down-sizing and investors.

Viewing strongly advised; Call Ray Cooke Auctioneers for further information!!

FEATURES

- c. 76sq.m
- Two bedrooms/two bathrooms
- Stunning property
- Cul de sac
- Open plan layout on the ground floor
- Gas fired central heating system
- Double glazed windows throughout
- High quality finish
- Management fees c. €620 per annum
- Tastefully decorated
- Fully fitted kitchen
- Sunny low maintenance garden with rear access
- Designated parking to the rear
- Peaceful development
- M50 Motorway within arm's reach
- Bus routes and local shops on your doorstep
- Ideal for first time buyers, investors or clients trading down



ACCOMMODATION



HALLWAY

2m x 2.1m

Wood effect laminate flooring, carpet to stairs and landing.

KITCHEN

Wood effect laminate flooring. Tiled splashback and surround. A range of floor and eye level units. Plumbed for dishwasher. Open plan to living room.



LIVING ROOM

Wood effect laminate flooring. Built-in storage unit. Double doors to rear garden.



BEDROOM 1

Double bedroom with wood effect laminate flooring. Built-in wardrobes. En-suite bathroom.



BEDROOM 2

Double bedroom with wood effect laminate flooring and built-in wardrobes.

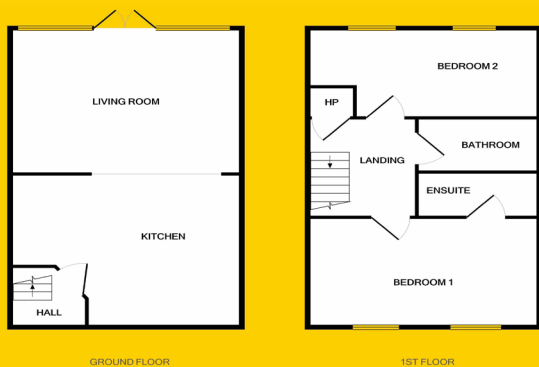


BATHROOM

Tiled flooring, part tiled walls. Shower cubicle with electric shower. WHB with storage & WC

REAR GARDEN

Low maintenance rear garden. Storage shed.



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 Measure 5/2022

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

Eimhin O'Donnell and he can be contacted on

01 541 1455 or 086 0136918

Alternatively you can send an email to

eimhin@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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