

**FOR SALE**

BY PRIVATE TREATY

**Apartment 41  
The Dargle  
Prospect Hill  
Finglas  
Dublin 11  
D11KV62**



Two Bedroom Apartment  
c. 60 sq.m



**Price: €235,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this bright and spacious, two-bedroom, 2nd floor apartment to the market in the ever popular & sought-after development of Prospect Hill ideally located in Finglas, Dublin 11.

Situated off the Finglas Road, this development is located close to the villages of Glasnevin, Phibsborough and Finglas. and is close to a host of local amenities such as shopping at Charlestown Shopping Centre, schools, Dublin City University and Tolka Valley Park. The City Centre, M50, and Dublin Airport are all easily accessible and Dublin Bus run numerous routes which enable residents to access a number of different destinations across the Capital. There are esteemed primary and secondary schools in the area which are a huge advantage to this beautiful home.

Bright and spacious living accommodation of c. 60 sqm comprises of entrance hallway, large open plan living/dining area with a tiled fully fitted kitchen, 2 double bedrooms with built in wardrobes, master with ensuite, and a main fully tiled bathroom with bath and shower.

No 41 comes to the market in great condition throughout and boasts two balconies with sunny aspect, designated underground parking space, double-glazed windows and gas fired central heating.

Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

c. 60 sqm

BER C2

2 bed / 2 bath

2nd floor apartment

Bright, spacious living/dining area

Designated underground parking space

High quality finish

Presented in excellent condition

Two double bedrooms

Built in wardrobes

Gas fired central heating system

Two private balconies with sunny aspect

Double glazed windows throughout

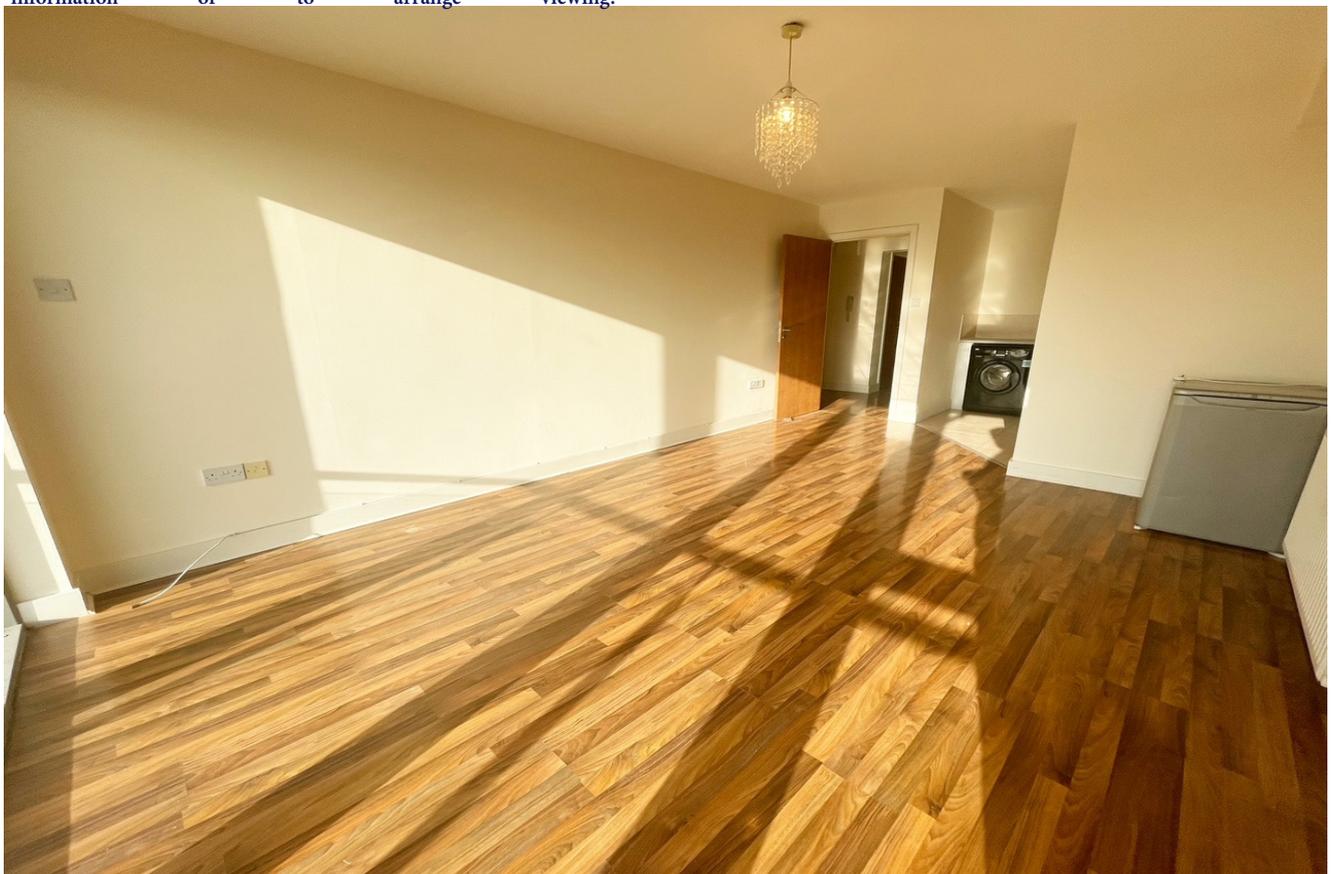
Underground designated parking

Peaceful development

M50 Motorway within arm's reach

Bus routes and local shops on your doorstep

Early viewing highly advised!



## ACCOMMODATION



### HALLWAY

15'7" x 3'9" (4.8m x 1.2m)

Laminate flooring with access to the living room/ kitchen and bedrooms.

### LIVING ROOM

19'6" x 11'8" (6.0m x 3.6m)

Laminate flooring with access to kitchen area and balcony.

### KITCHEN

9'8" x 8'2" (3.0m x 2.5m)

Tiled flooring with fitted units.



### BEDROOM 1

12'7" x 12'7" (3.9m x 3.9m)

Double bedroom with timber flooring, built in wardrobes, ensuite and access to balcony.

Ensuite

4'5" x 7'8" (1.4m x 2.4m)

Tiled flooring with WC, WHB and shower.



### BEDROOM 2

11'4" x 10'1" (3.5m x 3.1m)

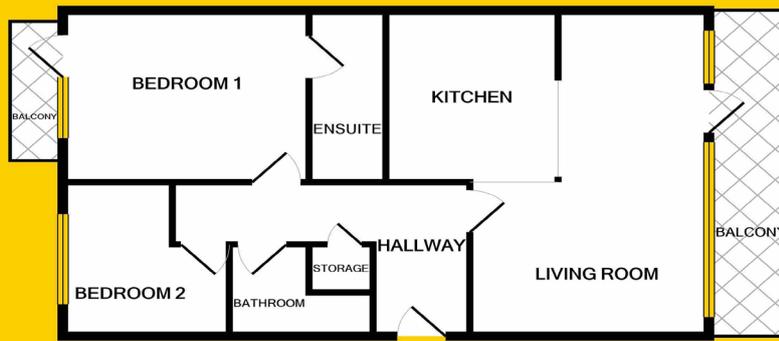
Double bedroom with timber flooring and built in wardrobes.

### BATHROOM

5'5" x 10'4" (1.6m x 3.2m)

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





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 ©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

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](mailto:john.sullivan@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)



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