



For Sale *By Private Treaty*

**112 Glasanaon Road,
Finglas,
Dublin 11,
D11E0V9**

3 Bedroom | 1 Bathroom | Mid Terraced | 81sq.m

Guide Price: €310,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to bring this fantastic 3 bedroom mid terrace family home with kitchen extension and home office to the market ideally positioned on the Glasanaon Road in Finglas village.

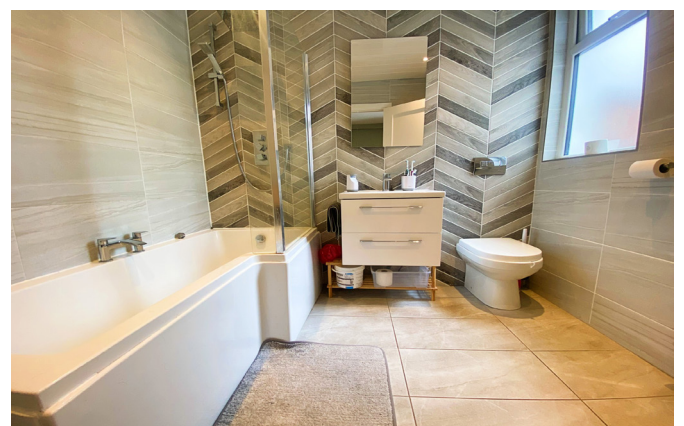
No. 112 will appeal to all types of buyers. The location is next to none as Glasanaon Road is within walking distance to a choice of wonderful parks including the Botanic Gardens, Albert College and Johnstown Park. Sport and shopping facilities that can be found in the area include Glasnevin Lawn Tennis Club, Tolka Rovers, Na Fianna GAA, Charlestown Shopping Centre, Finglas Village, IKEA plus local shops on both Fitzmaurice Road and Glasnevin Avenue. The property is also within a great catchment of both primary and secondary schools and is serviced by an excellent bus route offering a high frequency service to the City Centre. The M50 & Dublin International Airport are also most accessible making this a most strategically positioned home.

Bright and Spacious living accommodation of c. 81 sq.m comprises of entrance hallway, living room to the front, brand new main family bathroom and fully fitted kitchen with dining area all located on the ground floor. Upstairs hosts two double bedrooms and one single bedroom. This fine family home also has the benefit of a fully wired home office in the dunny maintenance free rear garden. No. 112 has been renovated downstairs and boasts a brand-new gas fired central heating system, contemporary fitted kitchen, fully fitted kitchen and quality flooring throughout. Although upstairs does require modernization, this 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.

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

Features

- - c. 81 sq.m
- - BER C3
- - 3 bed/1 bath
- - Kitchen extension
- - Brand new gas fired central heating system
- - Double glazed windows
- - West facing rear garden
- - Bus routes and local shops on your doorstep
- - Excellent primary & secondary schools on doorstep
- - Fantastic location
- - Easy access to M50 motorway



Accommodation

Lounge

4.4m x 3.9m

Solid wood flooring with access to kitchen and dining area.

Dining

2.4m x 3.0m

Solid wood flooring. Access to kitchen and WC.

Kitchen

3.5m x 2.7m

Solid wood flooring, A range of floor and eye level units. Plumbed for washing machine with access to rear garden and WC.

WC

2.4m x 1.9m

Fully tiled bathroom with bath, shower, WC & WHB.

Bedroom 1

3.3m x 4.9m

Double bedroom to the front of the property with carpet to floor.

Bedroom 2

3.5m x 2.6m

Double bedroom to the rear of the property with carpet to floor.

Bedroom 3

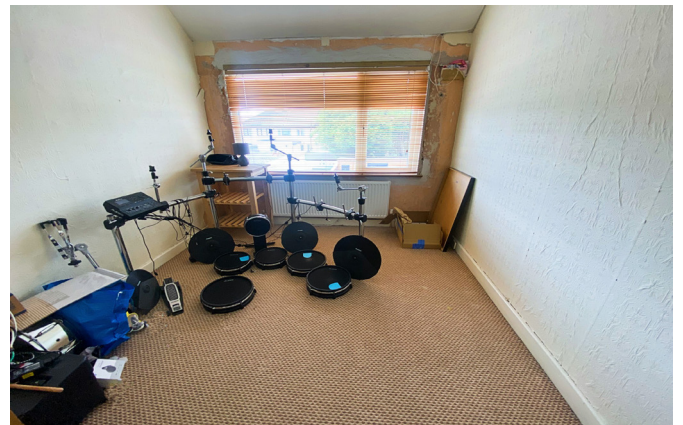
2.6m x 2.2m

Single bedroom to the rear of the property with carpet to floor.

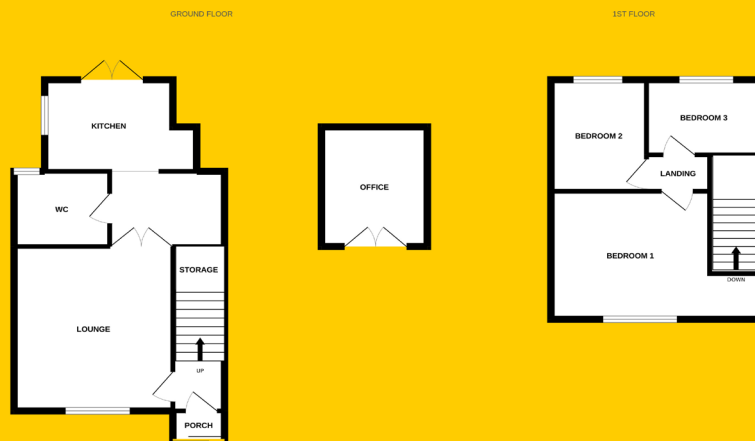
Office

2.9m x 3.0m

Large office space with wood effect laminate flooring



Floor Plans



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 estimates unless approved to provide clarity and save space. Made with Metacase ©2022

Negotiator

Eimhin O'Donnell

01 541 1455 or 086 0136918

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.

**Ray
Cooke.**
Financial Services

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

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.