



**For Sale** By Private Treaty

16 Hampton Wood Green  
Finglas  
Dublin 11  
D11 AY27

2 Bedroom | 2 Bathroom | Apartment | 58sq.m

**Guide Price: €220,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to introduce this bright and spacious two bedroom ground floor apartment to the market ideally positioned within the highly sought after Hampton Wood Green.

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.

This property comes to the market in turn key condition throughout with the benefit of double glazed windows, gas fired central heating and a sunny low maintenance west facing garden with rear access.

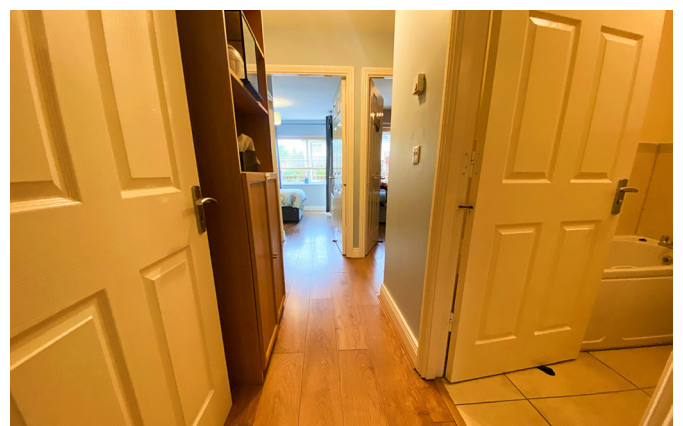
Internal living accommodation of c. 58sq.m comprises of entrance hallway, open plan living/kitchen with dining area, two double bedrooms (one with ensuite) and main family bathroom.

No. 16 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!!

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## Features

- c. 58sq.m
- BER C2
- Two generous bedrooms
- Gas fired central heating
- Double glazed windows
- High quality finish
- Stunning property
- Management fees c. €620 per annum
- Open plan layout
- Fully fitted kitchen
- Sunny west facing rear garden
- Designated parking





## Accommodation

### Hallway

1.2m x 0.9m

Own door to hallway leading into lounge. Alarm system.

### Lounge

8.1m x 4.9m

Large bright lounge with dining area. Timber flooring. Storage under stairs. Open plan to kitchen.

### Kitchen

Tiled flooring, splashback and surround. Plumbed for washing machine & dishwasher. A range of floor and eye level units.

### Inner Hallway

Timber flooring. Access to bathroom, bedrooms & hotpress.

### Bedroom 1

4.5m x 2.8m

Double bedroom with timber flooring and built-in wardrobes. En-suit bathroom. Access to rear garden.

### Bedroom 2

3.1m x 2.1m

Double bedroom with timber flooring and built-in wardrobes.

### Bathroom

2.6m x 2m

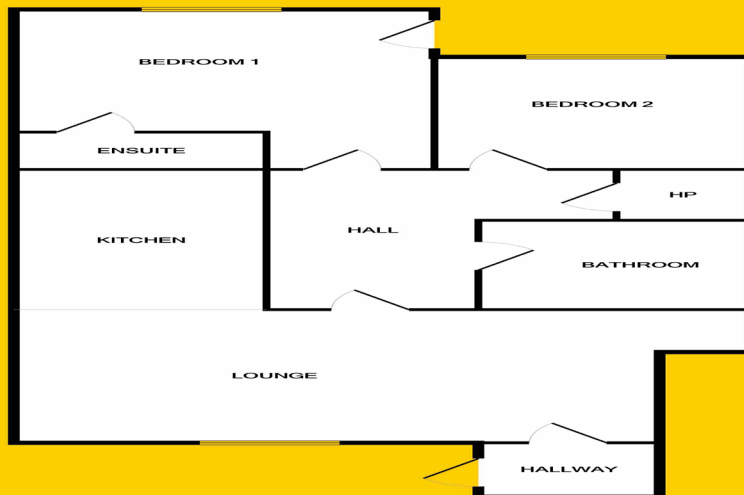
Tiled floor, splashback and surround. Bath with shower attachment. WC, WHB and wall storage presses.

### Rear Garden

Low maintenance private rear garden. Storage shed, fencing and rear access.



## 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 substituted where appropriate to provide clarity and save space. Made with iStockphoto.com

### Negotiator

Eimhin O'Donnell  
01 541 1455 or 086 0136918  
Email: [eimhin@raycooke.ie](mailto: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.**  
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For further information or advice,  
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