



**For Sale** By Private Treaty

110 Adamstown Avenue  
Adamstown  
Co. Dublin



Scan to view Property

2Bedroom | 3Bathroom | Duplex | 73 sq.m

**Guide Price: €275,000**



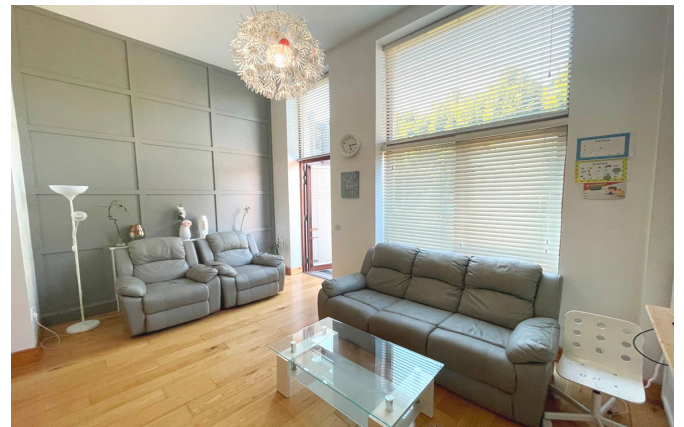


## Description

RAY COOKE AUCTIONEERS are delighted to offer to the market this well-proportioned and ideally located two bedroom duplex in the ever popular Adamstown development, Co Dublin. Adamstown Avenue's location is truly next to none with every conceivable amenity on your door step, situated within close proximity to N4/M4/M50, Adamstown Train Station, Liffey Valley, Ballyowen Shopping Centre and a host of other amenities including schools, shops and sporting facilities. Living accommodation of c. 73 Sq m can be found in this ideally located property which consists of entrance hall, wc, lounge with mezzanine level kitchen/diner, 2 double bedrooms with ensuite to master and a family bathroom. Externally you have a courtyard style garden with access to the communal area and secure underground parking. No. 110 comes to the market in great condition throughout and is ready to move straight in to.

## Features

- Superb location
- BER B3
- Duplex
- Two beds/Three baths
- Gas central heating
- Close to Adamstown train station
- Sought after development
- Close to shops, schools and major road networks
- Viewing is highly advised!
- Secure residential parking



## Accommodation

### Entrance

2.9m x 1.4m

Under stairs storage cupboard with door to the bedroom and shower room.

### Lounge

4.9m x 3m

Window and door to the rear of the property.

### K

itchen/ Dining Room

4.3m x 2.8m

Base and eye level units, built in oven, hob and extractor fan, dish washer, washing machine and fridge freezer.

### Bedroom 1

3.6m x 3.5m

Window to the front of the property, fitted wardrobes with access to ensuite.

### Bedroom 2

3.5m x 3m

Window to the front of the property with fitted wardrobes.

### Bathroom

2.7m x 1.9m

Low level toilet system, hand wash basin with large shower cubicle.



## Floor Plans

## Negotiator

Nick Lindsey  
01 4030720 or 086 0634889  
Email: [nick.lindsey@raycooke.ie](mailto:nick.lindsey@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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**Ray  
Cooke.**  
Financial Services

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

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