



For Sale *By Private Treaty*

**Apt 126 St. Margaret's Road
Finglas
Dublin 11
D11RVY5**

2 Bedroom | 2 Bathroom | Apar | 70 sq.m

Guide Price: €240,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to present this stunning two bedroom second floor apartment to the market ideally located on the much sought after St Margarets Road in the development of Hampton Wood.

Hampton Wood is a modern development situated within walking distance of Finglas Village and within close proximity to schools, parks and recreational facilities. Charlestown Shopping Centre and Ikea are on your doorstep. 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 Bright and modern living accommodation of c.70sq.m comprises of entrance hallway, two spacious double bedrooms (one with ensuite), large open plan living/kitchen area, ample storage closet and a main family bathroom.

No.126 comes to the market in pristine condition throughout with a lengthy list of features including new fitted bathroom, quality flooring throughout, tiled splashbacks, fully fitted kitchen with breakfast bar, double glazed windows, gas fired central heating and a private sunny balcony.

No. 126 is presented as an ideal opportunity for first time buyers, investors and people looking to downsize. Viewing is highly advised to appreciate the potential of this magnificent home, early interest is guaranteed. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

Features

- c. 70Sq.ft
- BER B3
- Management fees of c.€1900 p/a
- Ample storage
- Gas fired central heating
- Double glazed windows
- Stunning condition
- Fully fitted kitchen with breakfast bar
- Underground parking for one car
- Large sunny balcony
- Immaculately presented throughout
- 2 bed / 2 bath
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!



Accommodation

Hallway

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

Living Room / Kitchen

Laminate flooring.
Kitchen has floor and eye level units.

Bedroom 1

Double room with laminate flooring, ensuite and
access to the balcony.
Ensuite - with WC, WHB, shower and tiled
flooring.

Bedroom 2

Single room with laminate flooring.

Bathroom

Fully fitted with w.c, whb, bath with shower
fittings and tiled flooring.



Floor Plans

GROUND FLOOR



Our floor plans are provided for the sole purpose of giving you an idea as to the general layout. Measurements have been provided for the sole purpose of giving you an idea as to the general layout. Measurements have been provided for the sole purpose of giving you an idea as to the general layout. Measurements have been provided for the sole purpose of giving you an idea as to the general layout.

Negotiator

Eimhin O'Donnell

01 541 1455 or 086 013 6918

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.

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Cooke.**
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