



**For Sale** *By Private Treaty*

**296 Cappagh Road  
Finglas  
Dublin 11  
D11X6F9**



Scan to view Property

**4 Bedroom | 2 Bathroom | Bungalow | 145 sq.m**

**Guide Price: €349,000**



## Description

Ray Cooke Auctioneers are delighted to introduce this fantastic 4-bedroom semi-detached bungalow to the Dublin 11 property market in the ever popular & sought-after location of Cappagh Road, Finglas.

The mature location is situated close to Finglas Village and is sure to interest those who are seeking a superbly located home. The location of 296 Cappagh Road is second to none within close proximity of a wealth of local amenities to include Finglas Village, an excellent catchment of primary and secondary schools, parks and church. The Charlestown Shopping Centre with the new state of the art Odeon cinema & IKEA are all within a 20-minute walk. DCU and Dublin International Airport are also within close proximity. There is an excellent bus service quite literally on your doorstep offering a high frequency service to The City Centre.

Bright & spacious internal living accommodation of c. 145 Sqm comprises of entrance hallway, large living room, open plan kitchen/dining room with a sitting room to the side, utility room, 4 generous sized bedrooms, master with ensuite, and a large fully tiled bathroom with shower. The rear garden is a low maintenance walled yard with the added bonus of a large block built shed and ample parking to rear. This superb property comes to the market in excellent condition throughout and benefits from double-glazed windows, quality flooring throughout, Oil fired central heating, and a low maintenance garden.

An opportunity not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## Features

- c. 145 Sq.M
- BER E2
- 4 bed/ 2 bath
- Semi-detached bungalow
- Large block built shed to rear
- Excellent condition throughout
- Ample parking to rear
- Oil fired central heating
- Bus stop near-by
- Mature and sought-after location
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Close to Dublin Airport
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Within a short stroll for Cappagh Hospital
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

2.4m x 1.7m

Laminate flooring with access to lounge and bedroom one.

### Bedroom 1

2.8m x 3.2m

Large double room to the front of the property with fire place and laminate flooring.

### Lounge

6.5m x 3.7m

Lounge to the front of the property, feature fire place with laminate flooring and access to the kitchen/living room.

### Kitchen

3.0m x 7.5m

Kitchen with floor and eye level units, tiled flooring and access to bedroom 2, bedroom 3, bedroom 4 and the rear garden.

### Living Room

2.6m x 3.3m

Living room just off the kitchen with laminate flooring.

### Bedroom 2

3.0m x 3.9m

Double room with built in wardrobes and laminate flooring.

### Bedroom 3

3.3m x 3.0m

Double room to with built in wardrobes and laminate flooring.

### Bedroom 4

3.7m x 6.5m

Large double room with laminate flooring, built in wardrobes and ensuite.

Ensuite - fully tiled with w.c, whb and shower.

### Bathroom

2.4m x 4.0m

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

### Utility Room

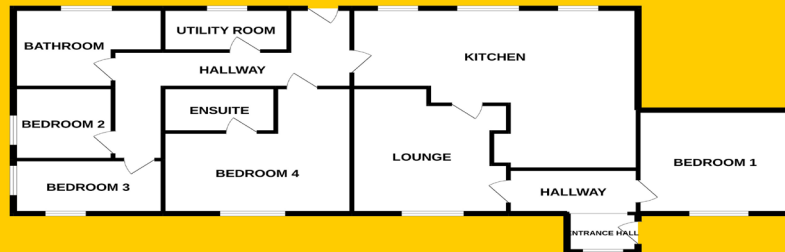
2.2m x 1.5m

Tiled flooring with units.



## Floor Plans

GROUND FLOOR



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded up and we cannot take responsibility to provide exactly what you see. Made with Metagor 11/2022

## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@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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