



For Sale *By Private Treaty*

**3 Abbotstown Avenue,
Finglas,
Dublin 11,
D11R5X9**

2 Bedroom | 1 Bathroom | Terraced | 86sq.m

Guide Price: €199,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this bright and spacious two bedroom mid-terraced house with kitchen extension to the market in the ever popular & sought after location of Abbotstown Avenue. The mature location is situated close to Finglas Village and is sure to interest those who are seeking a superbly located home.

The location is second to none with in close proximity of a wealth of local amenities to include Finglas Village, an excellent catchment of schools, parks and church. The Charlestown Shopping Centre with the new state of the art Odeon cinema & IKEA are all nearby. DCU and Dublin International Airport are also within close proximity. This property has the convenience of the M50, M1 and Port Tunnel which opens up the convenience of the entire county & country.

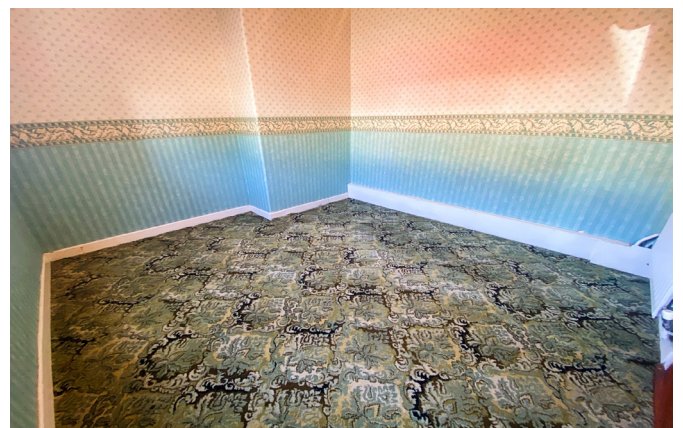
This house comes to the market in need of modernization throughout but the benefit of gas fired central heating, off street parking to the front, two reception rooms and an extra-long sunny rear garden enhanced by a southerly aspect. Bright and airy living accommodation of c.86sq.m comprises of storm porch, entrance hallway, lounge, living/dining and separate kitchen all located on the ground floor. Upstairs hosts two double bedrooms and main family bathroom.

No. 3 will appeal to all types of buyers, including first time buyers, those thinking of down-sizing and investors.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

Features

- c.86sq.m
- Kitchen extension
- Off street parking
- Two reception rooms
- Massive potential
- 2 spacious bedrooms
- Mature and sought after location
- South facing rear garden
- Bus stop near by
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Easy access to M50 motorway



Accommodation

Hallway

3.8m x 2.0m

Carpet to floor with access lounge and living area

Lounge

2.8m x 3.0m

Bright Spacious lounge area with carpet to floor.

Living

4.2m x 5.0m

Large living area with carpet to floor and access to kitchen.

Kitchen

3.9m x 3.1m

Large kitchen with a range of floor and eye level units plumbed for washing machine with access to rear garden.

Bedroom 1

3.3m x 5.1m

Large double bedroom to the front of the property with carpet to floor.

Bedroom 2

3.6m x 3.2m

Double bedroom to the rear of the property.

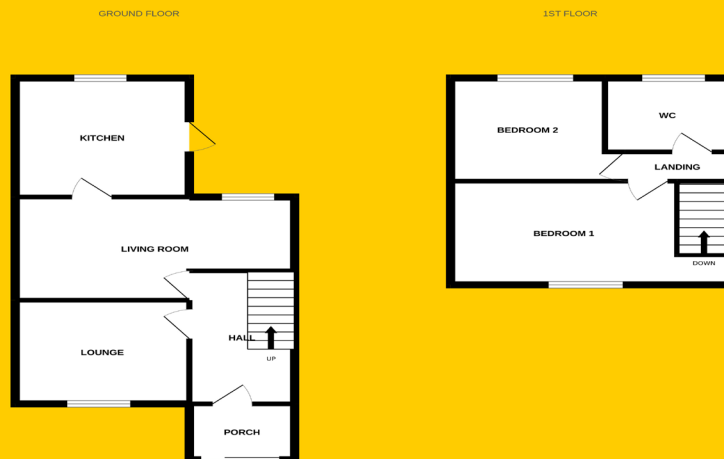
Bathroom

1.6m x 2.3m

Fully tiled with shower cubicle, WC and WHB.



Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the layout of the property. They are not intended to be used as a guide to the actual dimensions of the property. Ray Cooke Financial Services Ltd. reserves the right to provide clarity and amend plans. Plans only for reference.

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.