



For Sale *By Private Treaty*

**3 Griffith Road
Glasnevin
Dublin 11
D11E5N4**



Scan to view Property

3 Bedroom | 1 Bathroom | Mid - Terrace | 75 sq.m

Guide Price: €295,000



Description

Ray Cooke Auctioneers is delighted to present this fantastic three-bedroom mid terraced property to the market ideally located within the mature residential cul de sac of Griffith Road in Glasnevin, Dublin 11.

Conveniently located close to Glasnevin and Finglas Villages which both offer every possible amenity available on your doorstep. Primary and secondary schools, restaurants, pubs and DCU are all easily accessed. The property is a 15-minute drive to both the city centre and Dublin Airport (& 8 mins to M50) The area is also well serviced by excellent public transport links to Dublin City Centre via the local quality bus corridor.

Bright and spacious internal accommodation of c. 75 sqm comprises: Storm porch, entrance hallway, living room to front with feature fireplace, kitchen with dining area and main family bathroom all located on the ground floor. Upstairs hosts two double bedrooms and one single bedroom. No. 3 comes to the market in need of some modernization, however it does boast gas fired central heating, double glazed windows and a long sunny rear garden enhanced by a westerly orientation.

This properties new owner will have the opportunity to lay down roots in one of Dublin 11's most sought after and family oriented locations. An opportunity not to be missed: call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 75 Sq.M
- BER D2
- 3 Bed/1 Bath
- Quiet cul de sac
- West facing rear garden
- Three spacious bedrooms
- Gas fired central heating
- Massive potential
- Double glazed windows throughout
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Glasnevin and Finglas Village
- Early viewing highly advised!!



Accommodation

Entrance Hall

4.2m x 1.8m

Tied flooring with access to Kitchen and living room. Carpet to stairs.

Kitchen

3.1m x 3.7m

Fully fitted kitchen to the rear of the property with eye and floor level units, tiled flooring, access to rear garden and living room.

Living Room

4.1m x 3.3m

Living room to the front of the property, feature fire place with laminate flooring.

Bathroom

2.7m x 1.5m

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

Bedroom 1

3.2m x 5.1m

Large double room to the front of the property, built in wardrobes and laminate flooring.

Bedroom 2

3.7m x 2.7m

Double room to the rear of the property with laminate flooring.

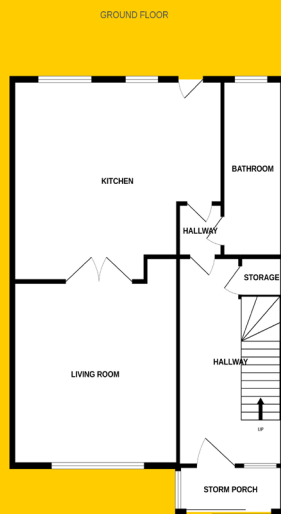
Bedroom 3

2.9m x 2.4m

Single room to the rear of the property with carpet to floor.



Floor Plans



Negotiator

John Sullivan

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Email: 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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