



For Sale *By Private Treaty*

**32 Collins Avenue
Donnycarney
Dublin 9
D09H2T9**



Scan to view Property

3 Bedroom | 2 Bathroom | Mid - Terrace | 85 sq.m

Guide Price: €325,000



Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious three-bedroom mid terrace family home with an extension to the rear situated in the extremely sought after location of Collins Avenue to the market.

Collins Avenue has an array of amenities on its doorstep including excellent local schools, shops, churches, restaurants and many sporting and recreational facilities, all within walking distance. The property is in close proximity to Donnycarney, Whitehall and Drumcondra Villages, 2 GAA Clubs & Clontarf Golf Club. Collins Avenue is a well-established residential area in the most central of locations beside DCU and Beaumont Hospital. It is well served by public transport with the numbers 104 & 14 Dublin Bus stopping almost at the front gate, and is within walking distance of several other bus routes. Dublin City Centre and Dublin International Airport are each approximately 3 miles away. The M1 and M50 Motorways are easily accessed from this location. The property is also close to both the Swords and Malahide Roads and the Port Tunnel.

Bright and spacious internal living accommodation of c. 85 sqm comprises of entrance hallway, large living room, dining room, Guest wc, extension to rear with kitchen and bathroom all located downstairs. Upstairs hosts two double bedrooms and one single bedroom. No. 32 comes to the market in need of a full refurbishment throughout but has the benefit of gas fired central heating, upgraded double glazed windows to front, upgraded front door, kitchen and bathroom extension to rear and a large sunny rear garden with gated access.

This properties new owner will have the opportunity to apply their own stamp and lay down roots in a most sought after and family oriented location in Dublin 9. An opportunity not to be missed: call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 85 sqm
- BER D2
- 3 Bed/ 2 Bath
- Mid terrace house
- Extension to rear
- In need of full refurbishment
- Massive potential
- Double & single glazed windows
- Sunny rear garden
- Gas fired central heating
- Ample off-street parking
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre on front step
- Walking distance of Donnycarney, Whitehall and Drumcondra
- Viewing highly advised!



Accommodation

Entrance Hall

1.4m x 1.7m

Access to living room. Carpet to stairs.

Living Room

4.6m x 3.7m

Living room to the front of the property. with access to dining room and kitchen.

Dining Room

2.6m x 4.7m

Carpet to floor with access to guest bathroom and kitchen.

Guest Bathroom

1.4m x 1.0m

Fited with WC and WHB.

Kitchen

2.3m x 3.7m

Kitchen to the rear of the property with access to bathroom and the rear garden.

Bathroom

2.2m x 1.9m

Tiled flooring with WC, WHB and bath.

Bedroom 1

3.2m x 4.7m

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

Bedroom 2

3.6m x 2.5m

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

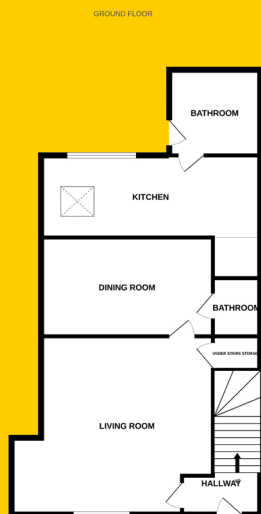
Bedroom 3

2.8m x 2.2m

Single room to the rear of the property with timber flooring.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

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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