



For Sale *By Private Treaty*

**52 Lanesborough Mews
Finglas
Dublin 11
D11RD73**

3 Bedroom | 3 Bathroom | Duplex | 110 sq.m

Guide Price: €275,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are proud to present this bright and spacious three-bedroom own door duplex to the market in the ever popular and much sought-after location of Lanesborough Mews.

This property is ideally located close to Charlestown Shopping Centre. It is within walking distance to Finglas Village which has a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

No. 52 is also within an excellent catchment of both primary and secondary schools. Once inside you are greeted with bright and airy living accommodation of c. 110sq.m comprising of entrance hallway, fully fitted kitchen with dining area, guest wc and lounge. On the first floor there are two double bedrooms, main family bathroom and master bedroom with ensuite. This property comes to the market in good condition throughout and boast double glazed windows, gas fired central heating, light filled interior and quality floor throughout.

No. 52 is ideally positioned within the development with ample parking space and with the advantage of an extra-large sunny balcony to the rear. Ideal for first time buyers, investors or clients looking to trade up. Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c. 110sq.m
- Three spacious bedrooms
- Gas fired central heating
- B3 BER
- Fully fitted kitchen with dining area
- Light filled interior
- Management fees c.€1500 p/a
- Double glazed windows
- Large lounge
- Ideal for first time buyers, investors or clients looking to trade up
- Private west sunny balcony
- Designated parking
- Within easy reach of The M50
- Within walking distance of Finglas Village
- VIEWING HIGHLY ADVISED!



Accommodation

Hallway

5.6m x 1.9m

Tiled flooring with access to kitchen, living room and guest bathroom.

Guest Bathroom - with WC, WHB and tiled flooring.

Kitchen

5.6m x 2.2m

Kitchen to the front of the property, fully fitted with and eye and floor leve units, tiled flooring and acces to living room.

Living Room

5.5m x 4.8m

Living room to the rear of the property with timber flooring and access to the balcony.

Bedroom 1

4.5m x 1.9m

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

Bedroom 2

4.4m x 2.8m

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

Bedroom 3

4.9m x 3.8m

Double room to the front for the property with timber flooring, built in wardrobes, ensuit and juliet balcony.

Ensuite - with WC, WHB, shower and tiled flooring.

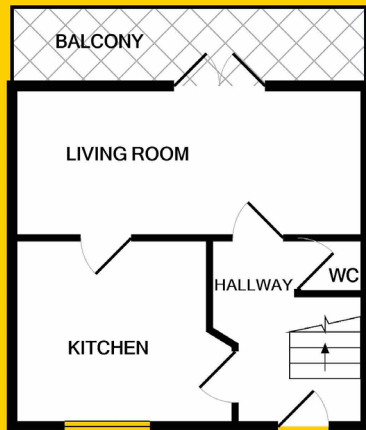
Bathroom

1.7m x 1.9m

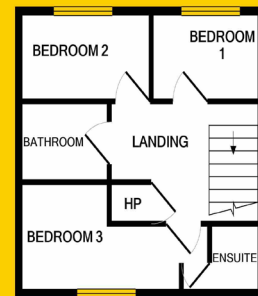
Fully fitted with w.c, whb, bath with shower fittings and fully tiled.



Floor Plans



GROUND FLOOR



1ST FLOOR

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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