



For Sale *By Private Treaty*

**53 McKelvey Avenue
Finglas
Dublin 11
D111C9P0**

3 Bedroom | 1 Bathroom | Mid - Terrace | 72 sq.m

Guide Price: €275,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS Are Delighted To Present This Superb Three-Bedroom, Mid Terrace Property To The Market In The Ever Popular & Sought After Location Of McKelvey Avenue In Finglas East, Dublin 11.

The Location Is Second To None Within Close Proximity Of Finglas Village And The Charlestown Shopping Centre Together With The New Odeon Cinema & IKEA. The Property Is Also Within An Excellent Catchment Of Both Primary And Secondary Schools And Parks. There Is An Excellent Bus Service Within A Few Minutes' Walk Offering A High Frequency Service To The City Centre. The M50 & Dublin International Airport Are Both Close To Hand Making This A Most Strategically Positioned Address.

Bright And Spacious Living Accommodation Of C. 72 Sqm Comprises Of Entrance Hallway, Living Room, Kitchen, Recently Renovated Bathroom All Located Downstairs. Upstairs Hosts 3 Generous Sized Bedrooms. No. 53 Comes To The Market In Good Condition Throughout And Has The Benefit Of A Shared Side Entrance, Gas Fired Central Heating, New Gas Boiler, New Flooring, Recently Upgraded Bathroom And An Extra-Large South Facing Rear Garden With Development Potential (Subject To P.P) Which Is Not Directly Overlooked To The Rear.

This Superb Property Is Sure To Interest Buyers Seeking A Superbly Located Home. An Opportunity Not To Be Missed; Call Ray Cooke Auctioneers Today For Further Information Or To Arrange Viewing!!

Features

- C. 72 Sqm
- BER D1
- 3 Bed 1 Bath
- Shared Side Entrance
- 190+ Foot Sunny Rear Garden
- Not Overlooked
- Quiet Cul De Sac Location
- Front Driveway
- Off Street Parking And Ample On Street Parking
- Gas Fired Central Heating with new BOILER
- Extra-Large Sunny Rear Garden
- 3 Generous Sized Bedrooms
- Flooded With Natural Light
- Mature And Sought-After Area
- Double Glazed Windows Throughout
- Excellent Primary & Secondary Schools In The Area
- Fantastic Location
- Easy Access To M50 Motorway



Accommodation

Entrance Hall

1.5m x 2.4m

Bright entrance hall with timber flooring, access to living room and bathroom.

Living Room

4.6m x 3.4m

Living room to rear, timber flooring access to kitchen.

Kitchen

3.3m x 2.1m

Kitchen with tiled flooring, off the living room with access to rear garden.

Bedroom 1

2.8m x 5.2m

Double room to front of the property timber flooring.

Bedroom 2

3.5m x 3.5m

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

Bedroom 3

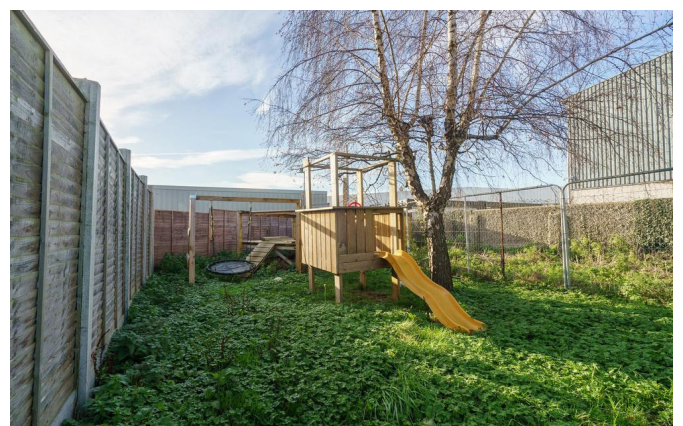
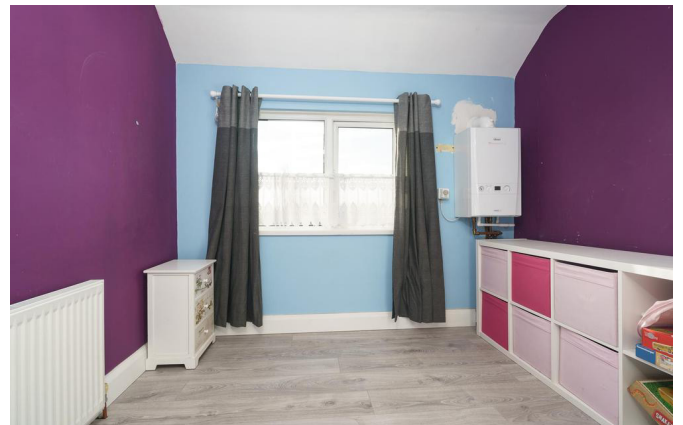
2.5m x 2.7m

Single bedroom to rear with timber flooring.

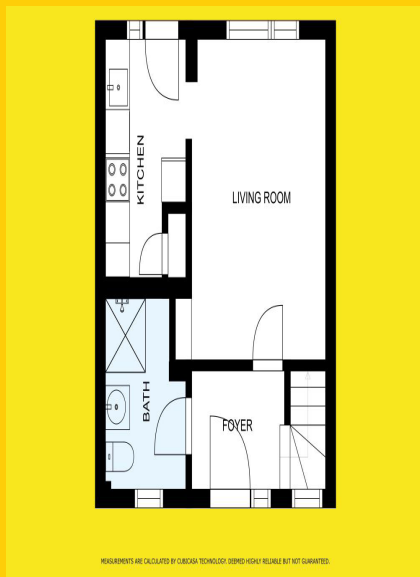
Bathroom

2.5m x 2.0m

wetroom fully fitted with w.c, whb, bath and fully tiled.



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.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

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