

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**63 Sycamore Road,
Glasnevin,
Dublin 11,
D11 KN62**

3 Bedroom | 1 Bathroom | Mid-Terrace | 104 sq.m

Guide Price: €369,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this bright and spacious three bedroom mid terraced property with kitchen extension to the market in the ever popular & sought after location of Sycamore Road, Glasnevin.

Sycamore Road enjoys an excellent position close to Glasnevin and Finglas Village and is only a short walk to a host of local amenities such as restaurants, public house's and numerous shopping facilities, not to mention the several business parks in the area. Finglas also sits astride the M50 and M2 motorway that provides ease of access to the greater Dublin area. This has been a deservedly popular residential location for the past number of years and is now stronger than ever as it is fast becoming one of Dublin's larger suburban areas.

No. 63 comes to the market in good condition throughout and has the benefit of gas fired central heating, quality flooring throughout, off street parking and an extra-long sunny garden with block built garage with rear access enhanced by a southerly facing orientation. Bright and airy living accommodation of c.104sq.m comprises of storm porch, entrance hallway, lounge, second reception room and fully fitted kitchen with dining area all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom and main family bathroom.

No 63 is sure to appeal to clients looking to upsize and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder.

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

Features

- c. 104sq.m
- Off street parking
- Gas fired central heating
- Kitchen extension
- Extra long rear garden with wired block built garage with rear access
- Two reception rooms
- 3 generous sized bedrooms
- Mature and sought after area
- Massive potential
- 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

1.8m x 3.9m

Carpet to hall, stairs and landing with access to all living areas.

Lounge

2.8m x 4.0m

Bright and spacious lounge area with wood effect laminate flooring and feature fireplace.

Living

6.4m x 2.9m

Bright and spacious living area with wood effect laminate flooring and feature fireplace.

Kitchen

2.8m x 6.9m

Bright and spacious fully fitted kitchen lino to floor with a range of floor and eye level units plumbed for washing machine.

Bedroom 1

3.5m x 3.3m

Large double room to the front of the property with carpet to floor and built in wardrobes

Bedroom 2

3.5m x 3.4m

Double bedroom to the rear of the property with carpet to floor and built in wardrobes

Bedroom 3

2.5m x 2.3m

Single bedroom to the front of the property with carpet to floor and built in wardrobes

Bathroom

1.7m x 2.4m

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 general layout. Dimensions given should be taken as a guide only. Please refer to the property details for further information. Plans are not to scale.

Negotiator

Eimhin O'Donnell

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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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