

Ray Cooke.

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PSR Licence Number 002307

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FOR SALE

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For Sale *By Private Treaty*

**65 Abbotstown Road,
Finglas,
Dublin 11,
D11 K6K3**

2 Bedroom | 2 Bathroom | End Of Terrace | 71 sq.m

Guide Price: €275,000



Scan to view Property



Description

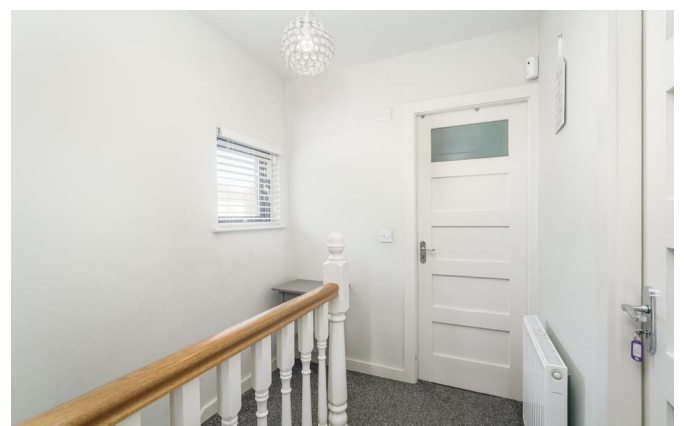
Ray Cooke Auctioneers are delighted to present to the market this bright and modern extended 2 bedroom end of terrace property in the highly sought after location of Abbotstown road, Finglas. This family home comes to the market in turn key condition throughout and boasts a large garden to the side with full planning permission for a single story extension.

The location is second to none within close proximity of a wealth of local amenities to include Finglas Village, an excellent catchment of primary and secondary schools, parks and church. The Charlestown Shopping Centre with the new state of the art Odeon cinema & IKEA are all within a 20 minute walk. DCU and Dublin International Airport are also within close proximity. There is an excellent bus service quite literally on your doorstep offering a high frequency service to The City Centre.

Interior living accommodation of c. 80 sq.m comprises of entrance hallway, lounge, fully fitted kitchen/dining with access to garage all located on the ground floor. Upstairs hosts two double bedrooms and main family bathroom. No. 65 also has full planning permission for a single storey extension to the side which will contain hallway, double bedroom and en suite (Ref 3560/18). This fine family home has the benefit of double glazed windows, gas fired central heating, a fully fitted kitchen, quality flooring throughout and sunny low maintenance sunny rear garden. Although this property is in turnkey condition, its new owner will have the opportunity to apply their own stamp and lay down roots in this sought after family oriented address. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 80sq.m
- Ample off street parking
- Gas fired central heating
- Fully fitted kitchen extension
- Full planning permission for a single story extension to the side (Ref 3560/18)
- Two spacious bedrooms
- Low maintenance sunny rear garden
- Modern interior
- Mature and sought after location
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Early viewing highly advised!!



Accommodation

Entrance Hall

1.3m x 1.2m

Wood effect laminate flooring carpet to stairs and landing and access to all living areas.

Lounge

4.1m x 3.3m

Bright and spacious lounge area with wood effect laminate flooring.

Kitchen/ Dining

6.9m x 3.6m

Fully fitted kitchen tiled to floor with a range of floor and eye level units plumbed for washing machine.

Bedroom 1

2.3m x 3.7m

Large double room to the front of the property with wood effect laminate flooring

Bedroom 2

3.8m x 2.9m

Large double room to the rear of the property with wood effect laminate flooring

Guest WC

Fully tiled with WC and WHB.

Bathroom

1.6m x 1.7m

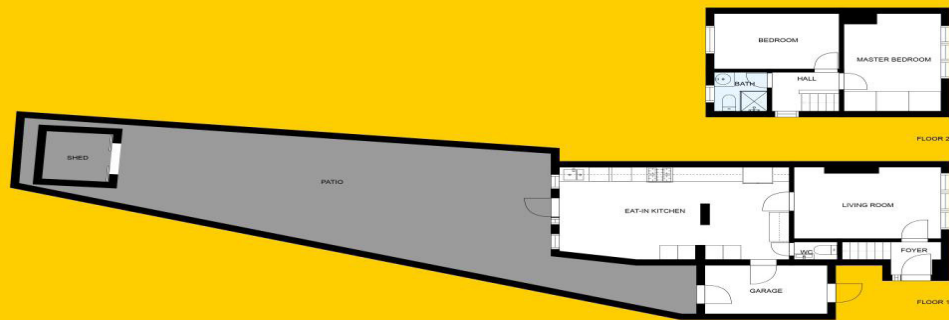
Fully tiled with walk-in shower, WC and WHB

Rear Garden

Large low maintenance rear garden



Floor Plans



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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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