



For Sale *By Private Treaty*

**7 Mellowes Road,
Finglas,
Dublin 11,
D11 T8N8**

3 Bedroom | 2 Bathroom | End of Terrace | 89 sq.m

Guide Price: €265,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this bright and spacious three bedroom end of terrace property with rear extension to the market in the ever popular & sought after location of Mellows Road. The mature location is situated close to Finglas Village and is sure to interest those who are seeking a superbly located home.

The location is second to none with in close proximity of a wealth of local amenities to include Finglas Village, an excellent catchment of schools, parks and church. The Charlestown Shopping Centre with the new state of the art Odeon cinema & IKEA are all nearby. DCU and Dublin International Airport are also within close proximity. This property has the convenience of the M50, M1 and Port Tunnel which opens up the convenience of the entire county & country.

This family home comes to the market in good condition throughout and has the benefit of gas fired central heating, quality flooring throughout and a large sunny rear garden with side entrance enhanced by a south facing orientation.

Bright and airy living accommodation of c.89sq.m comprises of entrance hallway, lounge, fully fitted kitchen, dining, downstairs wet-room, two double bedrooms, one single bedroom and main family bathroom with separate wc. No. 7 will appeal to all types of buyers, including first time buyers, those thinking of up-sizing and investors.

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

Features

- c.89sq.m
- 3 bed/2 bath
- Extended to the rear
- Spacious lounge
- Gas fired central heating
- Huge potential
- 3 generous sized bedrooms
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- Mature and sought after location
- South facing rear garden with side entrance
- Bus stop near by
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Easy access to M50 motorway
- Walking distance of Finglas Village
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Accommodation

Entrance Hall

1.8m x 3.8m

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

Lounge

3.8m x 3.7m

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

Dining Room

3.0m x 3.0m

Large dininig area with wood effect laminate flooring and feature fireplace

Kitchen

2.6m x 3.2m

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

Bedroom 1

3.1m x 3.7m

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

Bedroom 2

2.9m x 3.3m

Double bedroom to the rear of the property with wood effect laminate flooring.

Bedroom 3

2.4m x 2.8m

Single bedoom to the rear of the property with carpet to floor and built in wardrobes

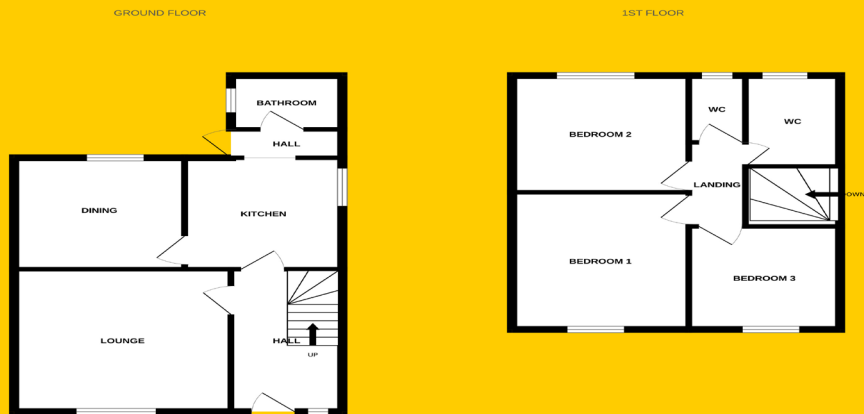
Bathroom

2.4m x 2.4m

Tiled to floor and shower area with electric shower unit, WC and WHB



Floor Plans



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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