



**For Sale** *By Private Treaty*

**76 Mellowes Avenue,  
Finglas,  
Dublin 11,  
D11 A2C3**

**2 Bedroom | 2 Bathroom | Mid Terraced | 71sq.m**

**Guide Price: €235,000**



Scan to view Property





## Description

RAY COOKE AUCTIONEERS are proud to present this superb two-bedroom mid terraced property to the market in the ever popular & sought-after location of Mellows Avenue, Finglas.

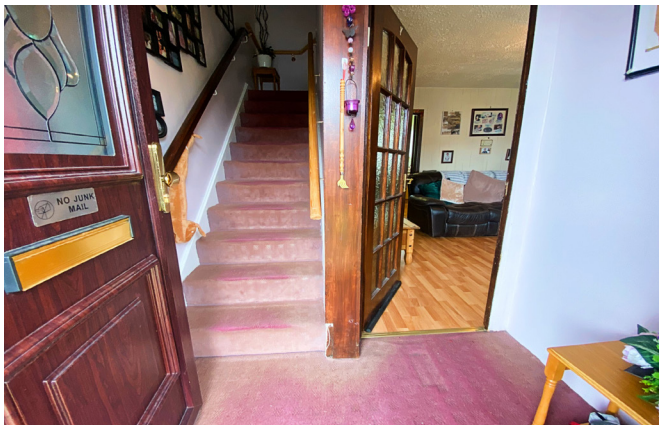
The location is second to none within close proximity of Finglas Village and The Charlestown Shopping Centre together with the new Odeon Cinema & IKEA. The property is also within an excellent catchment of both primary and secondary schools and parks. There is an excellent bus service within a few minutes' walk offering a high frequency service to the City Centre. The Luas station at Broombridge, Ashtown & Pelletstown Train station, the M50 & Dublin International Airport are both close to hand making this a most strategically positioned address.

Bright and spacious living accommodation of c. 71 sqm comprising of entrance hallway, main family, lounge, fully fitted kitchen with dining area, down stairs bathroom/utility, two double bedrooms and main family bathroom. The property benefits quality flooring, gas fired central heating, double glazed windows and a sunny rear garden. No. 76 is coming to the market in need of modernisation throughout but would be an ideal for a range of buyers to come in and put their own stamp on the property.

Early viewing strongly recommended - Call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- - c. 71 sqm
- - Gas fired central heating
- - Bathroom extension
- - Two spacious bedrooms
- - Quality flooring throughout
- - Sunny rear garden
- - Spacious lounge with feature fire place
- - Mature and sought-after area
- - Excellent primary & secondary schools in the area
- - Fantastic location
- - Easy access to M50 motorway
- - Walking distance of Finglas Village





## Accommodation

### Hallway

1.5m x 1.5m

Carpet to floor and Stairs with access to living area.

### Lounge

4.4m x 3.9m

Wood effect laminate flooring. Feature fireplace. Access to kitchen and dining area.

### Kitchen

4.9m x 2.5m

Tiled flooring, A range of floor and eye level units. Plumbed for washing machine with access to rear garden and WC.

### WC

1.4m x 2.8m

Fully tiled bathroom. WC & WHB.

### Bedroom 1

4.9m x 3.4m

Double bedroom with wood effect laminate flooring and built-in wardrobes.

### Bedroom 2

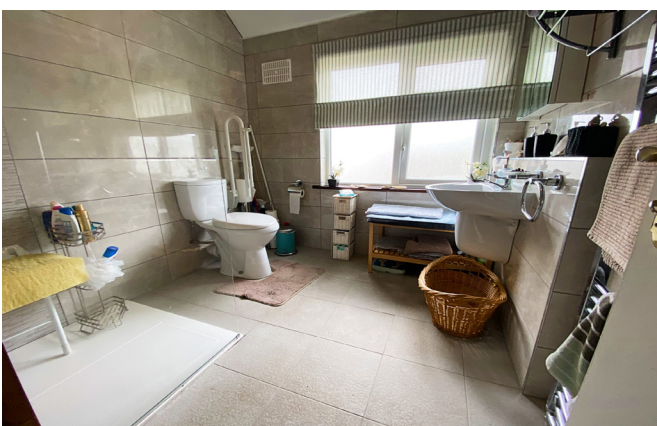
2.6m x 3.4m

Double bedroom with wood effect laminate flooring.

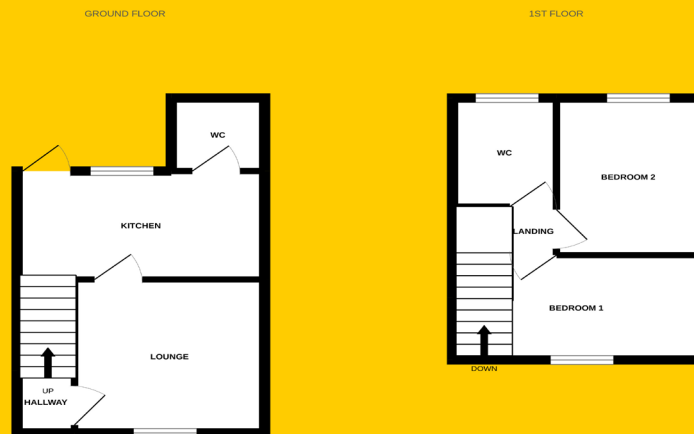
### Bathroom

2.2m x 2.6m

Fully tiled with walk-in shower, WC and WHB.



## Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and construction detail approximated to provide clarity and save space. Please refer to the property details for more information.

## Negotiator

**Eimhin O'Donnell**

01 541 1455 or 086 0136918

Email: [eimhin@raycooke.ie](mailto: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.

**Ray  
Cooke.**  
Financial Services

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

## Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray  
Cooke.**

## Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.