



For Sale *By Private Treaty*

**76 Seagrave Drive
Finglas
Dublin 11
D11PR68**

3 Bedroom | 3 Bathroom | Duplex | 126 sq.m

Guide Price: €265,000



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Description

RAY COOKE AUCTIONEERS are proud to present this bright and modern three-bedroom duplex to the market in the ever popular and much sought-after location of Seagrave Drive. Seagrave is a modern residential development located off the St Margarets Road.

This superb development in Seagrave is within easy access of the city Centre, M50, Port Tunnel, Dublin City University and Dublin Airport. Charlestown Shopping Centre and IKEA store are all within walking distance. Seagrave is simply a great location with a host of amenities nearby including football pitches, golf courses, and local sports clubs. No. 76 is also within an excellent catchment of both primary and secondary schools.

This fine home has been kept to the highest of standards by its current owner and boasts gas fired central heating, double glazed windows, quality flooring throughout, three spacious double bedrooms, a private sunny balcony overlooking green area and a designated parking space.

Bright and tastefully decorated internal living accommodation of c. 126sq.m comprises of entrance hallway, an open plan dining/living room with a fully fitted kitchen, three double bedrooms (two with ensuite) and main bathroom. This property is in turn key condition throughout and is ideal for a range of buyers.

Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c. 126sq.m
- 3 bed / 3 bath
- Management fees c.€1410 p/a
- BER B2
- Modern and tastefully decorated
- Designated parking and ample visitor parking
- Light filled interior
- Open plan kitchen/living
- Private sunny balcony overlooking green area
- Three double bedrooms
- Gas fired central heating
- Quality flooring throughout
- Double glazed windows
- Fully fitted kitchen
- Ideal for a range of buyers
- Within easy reach of The M50
- Within walking distance of Finglas Village



Accommodation

Entrance Hall

Carpet to stairs.

Living Room

Laminate flooring with access to balcony and kitchen.

Kitchen

Fully fitted kitchen with eye and floor level units, tiled flooring and access to living room.

Bedroom 1

Large double room with built in wardrobes, laminate flooring and ensuite.

Ensuite - Fully fitted with w.c, whb, shower and tiled flooring.

Bedroom 2

Large double room with built in wardrobes, laminate flooring and ensuite.

Ensuite - Fully fitted with w.c, whb, shower and tiled flooring.

Bedroom 3

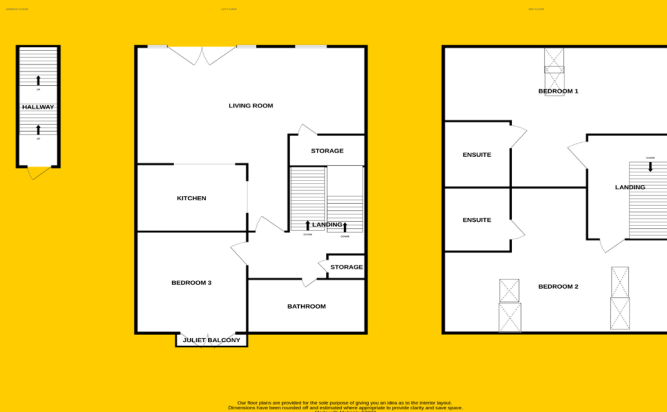
Double room to the with built in wardrobes, juliet balcony and laminate flooring.

Bathroom

Fully fitted with w.c, whb, bath with shower fittings and fully tiled.



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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