



For Sale *By Private Treaty*

**8 Lanesborough Park
St. Margaret's Road, Finglas
Dublin 11
D11RH92**



Scan to view Property

3 Bedroom | 3 Bathroom | Semi - Detached | 108 sq.m

Guide Price: €345,000



Description

Ray Cooke Auctioneers are delighted to introduce this magnificent three-bedroom semi-detached family home to the market in the ever popular and much sought-after location of Lanesborough Park in Dublin 11.

No. 8 Lanesborough Park is ideally located close to Charlestown Shopping Centre. It is within walking distance to Finglas Village which has a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by to mention but a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service. No. 8 is also within an excellent catchment of both primary and secondary schools

Airy and light filled interior living accommodation of c.108 sqm comprises of entrance hallway, large living room with feature fireplace and double doors leading to dining room, bright fully tiled kitchen with marble quartz countertop and backsplash and a fully tiled guest WC all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom, master with modern fully tiled ensuite and main fully tiled family bathroom with bath and shower.

This fantastic property comes to the market in pristine condition throughout and benefits gas fired central heating, front driveway, recently upgraded bathroom, upgraded quality floors and doors and a gated side entrance with code access leading into a low maintenance sunny rear garden with decking.

This properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 11s most sought after and family oriented locations. An opportunity not to be missed: call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c.108 sqm
- BER C3
- 3 bed 2 bath
- Semi-detached family home
- Pristine condition throughout
- Light filled interior
- Gas fired central heating
- Gated side entrance with coded access
- Quality gas cooker
- Large front driveway
- Low maintenance sunny rear garden
- Generous sized bedrooms with fitted wardrobes
- Scope to convert attic
- Double glazed windows throughout
- High quality flooring throughout
- Mature & sought-after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes and train station to City Centre close by
- Within 15 minutes' drive to Dublin airport
- Within walking distance of Finglas Village
- Early viewing highly advised!!



Accommodation

Entrance Hall

5.1m x 1.9m

Tiled flooring with access to living room and kitchen/dining room. Carpet to stairs.

Living Room

5.6m x 2.9m

Living room to the front of the property, feature fire place with wooden flooring and access to the dining room.

Kitchen

5.9m x 2.4m

Kitchen to the rear of the property, fully fitted with tiled flooring and eye and floor leve units.

Dining Room

4.2m x 2.5m

Dining room to the rear of the property, with wooden flooring and access kitchen and the rear garden.

Guest Bathroom

2.9m x 1.8m

Fully fitted with w.c, whb and tiled flooring.

Bedroom 1

4.6m x 3.1m

Large double room to the front of the property, with laminate flooring.

ensuite - 1.0m x 3.1m

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

Bedroom 2

4.1m x 3.1m

Double room to the rear for the property with laminate flooring.

Bedroom 3

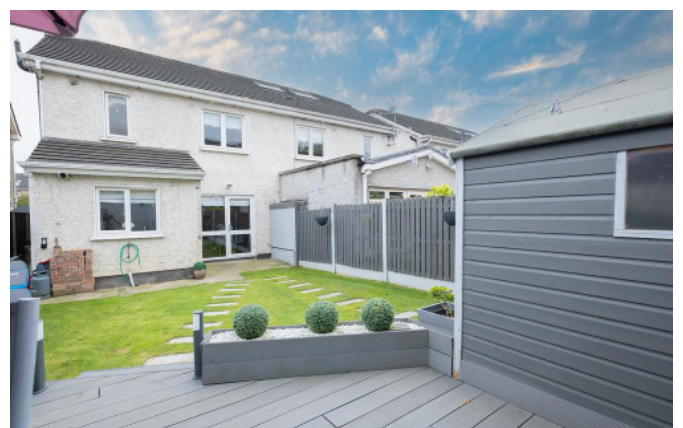
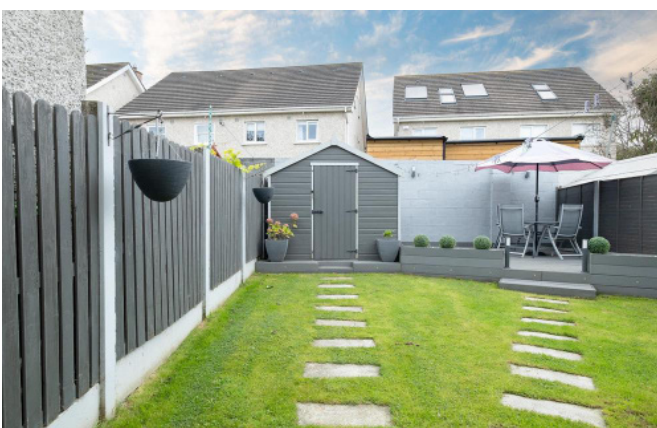
2.9m x 1.9m

Single room to the front for the property with laminate flooring.

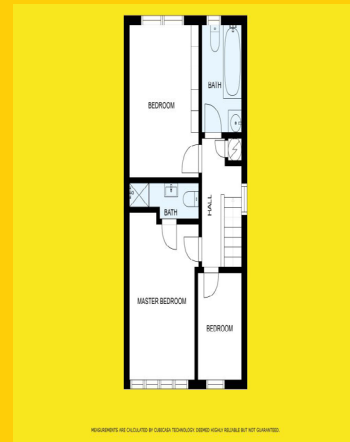
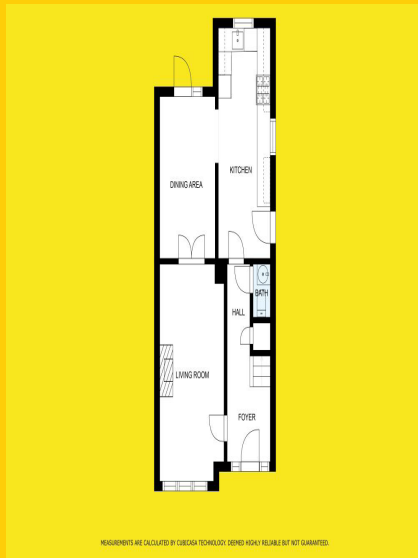
Bathroom

2.9m x 1.8m

Fully fitted with w.c, whb, bath and tiled flooring.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@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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