



For Sale *By Private Treaty*

**82 Ratoath Avenue,
Finglas,
Dublin 11,
D11Y7T3**

3 Bedroom | 1 Bathroom | Terraced | 71 sq.m

Guide Price: €210,000



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Description

Ray Cooke Auctioneers are delighted to bring this bright and spacious 3 bedroom mid terrace property to the Finglas property market. The property is situated on the ever popular Ratoath Avenue and is sure to interest anyone looking for a superbly located home.

Internal living accommodation of c.71 sq.m. comprises of entrance hallway, lounge, fully fitted kitchen, bathroom, two double bedrooms and one single bedroom. The property benefits gas fired central heating, three spacious bedrooms and long sunny rear garden.

No. 82 comes to the market in the need of some modernization but offers a fantastic opportunity for its new owner to lay down roots in this perfectly located family home. This property is ideally located only a couple minutes' walk from Finglas Village, excellent schools, retail and sports facilities. Glasnevin and Phibsborough are a stones' throw away, boasting a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service. Call Ray Cooke Auctioneers for further information!

Features

- C. 71 sq. m
- Gas fired central heating
- Large rear garden
- Ample room to extend
- 3 bed/1 bath
- Ideal for first time buyers
- Massive potential
- Super location
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Close to Luas line at Broombridge
- Walking distance of Finglas Village
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Accommodation

Entrance Hall

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

Lounge

4.6m x 3.3m

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

Kitchen

2.3m x 2.6m

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

Bedroom 1

3.1m x 5.1m

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

Bedroom 2

3.9m x 2.7m

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

Bedroom 2

2.8m x 2.4m

Single bedroom to the rear of the property with wood effect laminate flooring

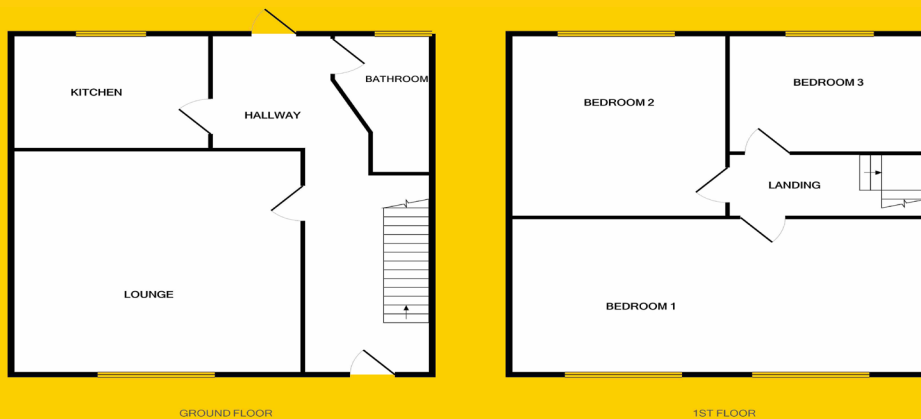
Bathroom

2.8m x 1.4m

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 estimated where appropriate to provide clarity and save space. Made with Metropix ©2021

Negotiator

Eimhin O'donnell

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Viewing

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