



**For Sale** *By Private Treaty*

**9 Finn Eber Square  
Finglas  
Dublin 11  
D11 XT52**

**2 Bedroom | 1 Bathroom | Terrace | 72 sq.m**

**Guide Price: €249,000**



Scan to view Property

## Description

Ray Cooke Auctioneers are delighted to present this superb, 2 bedroom townhouse to the market in the ever popular & sought after development of Finn Eber Square in Finglas, Dublin 11.

This location is second to none adjacent to a wealth of local amenities. The Charlestown Shopping Centre and Finglas Village are within a 10-minute walk and there is an excellent catchment for schools nearby. The area is also serviced by a frequent bus service to Dublin City Centre. The Luas station at Broombridge is only a short distance away and the M50 motorway is also within easy access. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few.

Interior living accommodation of c. 72 sqm comprises of entrance hallway, large living room with feature fireplace, storage closet, separate fully fitted kitchen, 2 double bedrooms with built in wardrobes and a family bathroom with skylight. No 9. comes to the market in excellent condition throughout with the benefit of double glazed windows, gas fired central heating and ample on-street parking.

## Features

- c. 72 Sqm
- BER C2
- Townhouse
- Gas fired central heating
- Ample off-street parking
- Freshly painted throughout
- Generous sized bedrooms
- Feature fireplace
- Fully fitted tiled kitchen
- Double glazed windows
- Turn key condition
- Mature and sought after area
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Finglas Village
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

5'2" x 3'3" (1.6m x 1.0m)

Tiled flooring with access to the living room.

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### Living Room

20'3" x 13'1" (6.2m x 4.0m)

Living room to the front of the property with timber flooring, TV point and feature fire place. Access to stairs and kitchen/dining area.

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### Kitchen

14'8" x 6'9" (4.5m x 2.1m)

Tiled flooring with floor and eye level units, radiator and gas cooker

### Bedroom 1

11'5" x 9'2" (3.5m x 2.8m)

Double bedroom to the front of the property with timber flooring and built in wardrobes.

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### Bedroom 2

11'5" x 9'2" (3.5m x 2.8m)

Double bedroom to the front of the property with timber flooring and built in wardrobes.

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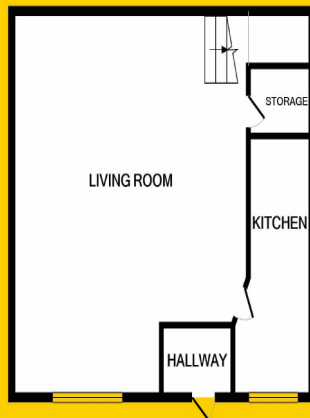
### Bathroom

5'9" x 9'8" (1.8m x 3.0m)

Tiled flooring with WC, WHB, Radiator and bath with electric shower



## Floor Plans



GROUND FLOOR



1ST FLOOR

## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@aycooke.ie](mailto:john.sullivan@aycooke.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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