

Ray Cooke.

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PSR Licence Number 002307

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FOR SALE

For Sale *By Private Treaty*

**9 Plunkett Avenue,
Finglas,
Dublin 11,
D11 W2K0**

3 Bedroom | 1 Bathroom | Mid- Terrace | 87 sq.m

Guide Price: €275,000



Scan to view Property



Description

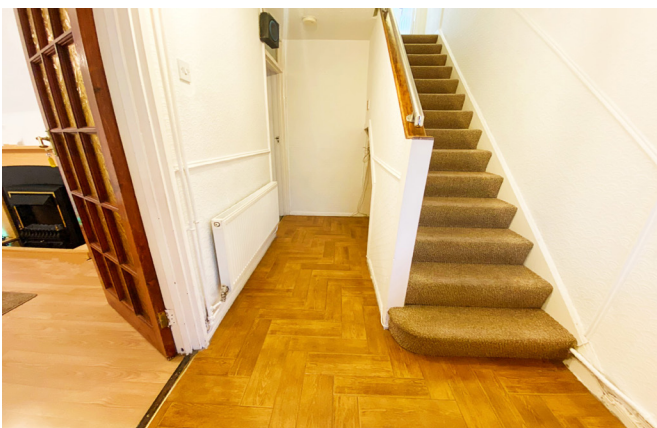
Ray Cooke Auctioneers are delighted to present this bright and spacious three bedroom mid terrace house with kitchen extension to the market in the ever popular & sought after location of Plunkett Road, Finglas. This house comes to the market in need of some modernization but has the benefit of new upgraded windows, gas fired central heating and a sunny south facing rear with block built shed and shared side entrance.

Bright and airy living accommodation of c. 87sq.m comprises of storm porch, entrance hallway, lounge, second reception room, fully fitted kitchen with dining area, two double bedrooms, one single bedroom and main family bathroom.

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. No. 9 will appeal to all types of buyers, including, first time buyers, those thinking of up-sizing and investors. Viewing is highly recommended so contact Ray Cooke for a viewing today!!!

Features

- c. 87sq.m
- Ample off street parking
- Gas fired central heating
- South facing rear garden with wired block built shed
- Shared side entrance
- Kitchen extension
- 2 double bedrooms and 1 single
- Light filled interior
- Mature and sought after area
- Upgraded windows throughout
- 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

1.8m x 3.9m

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

Lounge

3.8m x 2.7m

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

Lounge

5.8m x 4.0m

Bright and spacious living area with carpet to floor and feature fireplace.

Kitchen/ Dining

3.0m x 3.0m

Fully fitted kitchen with wood effect laminate flooring and a range of floor and eye level units plumbed for washing machine.

Bedroom 1

4.0m x 4.0m

Large double room to the rear of the property with carpet to floor

Bedroom 2

3.5m x 2.7m

Double bedroom to the front of the property with carpet to floor

Bedroom 3

2.7m x 2.3m

Single bedroom to the front with carpet to floor

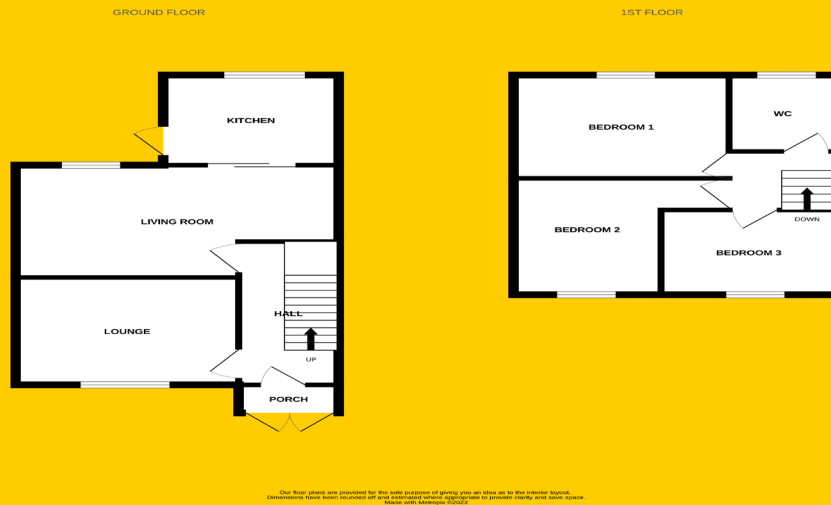
Bathroom

2.2m x 1.5m

Fully tiled with shower unit, WC and WHB



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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Financial Services

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

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