

46 Mayeston Court
St. Margaret's Road
Finglas
Dublin 11

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FOR SALE BY PRIVATE TREATY



ASKING PRICE: €190,000

46 Mayeston Court, St Margaret's Road, Finglas, Dublin 11 New to the market is this spacious 3 bedroom apartment located on the second floor, with feature bay window and wrap around balcony overlooking a private landscaped residents courtyard. Located in the much sought after Mayeston development, 46 Mayeston Court is ideally situated with a wealth of local amenities close by including Charlestown Shopping Centre, IKEA, the bustling village of Finglas, the M50 Motorway and excellent public transport links. Accommodation briefly comprises; entrance hallway, storage room, extra large kitchen/ dining and living area, three double bedrooms (master en-suite) and main bathroom. This is a superb opportunity for a First Time Buyer or Investor to obtain a substantial property, don't miss out!

For more information or to organise a viewing, please contact Lynn Lynagh REA Grimes on 01 835 0392 or email: lynn@reagrimes.ie.

REA GRIMES

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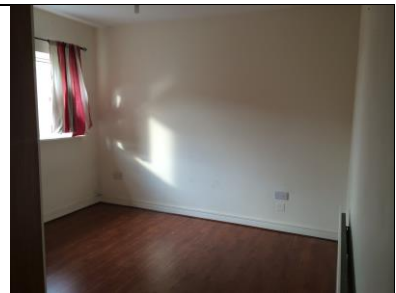


For Sale By Private Treaty 46 Mayeston Court, St Margaret's Road, Finglas, D 11

- Designated car parking space
- Extra large kitchen/ dining and living area
- Feature bay window with wrap around balcony
- Private landscaped residents courtyard
- Don't miss out, organise a viewing today!

Viewing: Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturdays phone: 018350392 or email dermot@reagrimes.ie / lynn@reagrimes.ie

IMAGES



BER

BER: C2
BER No: 106674054
Energy Performance Indicator: 188kWh/m2/yr



DIRECTIONS

Coming from Charlestown Shopping Centre on your left, go straight up St Margaret's Road, and straight through the roundabout, continuing on St Margaret's Road. The Mayeston development is on the left hand side. Turn left into Mayeston and take the first right onto Mayeston Drive and then turn right onto Mayeston Close. Mayeston Court is on the second right.

ACCOMMODATION

Entrance Hall: 3.065 m x 1.959 m	Large entrance hall with wooden floors and a window providing natural light.
Storage Room: 2.184 m x 1.707 m	Unusually large room offering ample storage.
Kitchen/ Dining & Living Area: 6.064 m x 6.110 m	Extra large kitchen/dining & living area with laminate wood flooring, light fitting and feature wrap bay around windows overlooking a private balcony area. Modern fitted kitchen with built-in oven, hob and extractor fan with space for a fridge/ freezer and other appliances.
Bedroom 1: 3.885 m x 3.394 m	A large double bedroom with laminate wood flooring and built-in wardrobes.
Bedroom 2: 2.777 m x 3.917 m	A spacious bright double bedroom with built-in wardrobes and laminate wood flooring.
Bedroom 3: 4.885 m x 3.450 m	A large double bedroom with laminate wood flooring and built-in wardrobes.
En-suite: 2.167 m x 1.489 m	Tiled floor and splash back area and comes complete with W.C., w.h.b. and shower cubicle.
Main Bathroom: 2.274 m x 1.667 m	Tiled floor and partially tiled walls with W.C., w.h.b. and bath with shower attachment.
Outside:	There is a spacious landscaped courtyard area, which is overlooked by the balcony.

ASKING PRICE: €190,000

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.