Ray Cooke.

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PSR Licence Number 002307

For Sale *By Private Treaty*

49 Clancy Road, Finglas, Dublin 11, D11FK03

3 Bedroom | 1 Bathroom | End of Terrace| 96sq.m

Guide Price: €295,000

Scan to view Property

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Description

Ray Cooke Auctioneers are delighted to present this bright and spacious three bedroom end terraced property with kitchen extension to the market in the ever popular & sought after location of Clancy Road, Finglas East.

Clancy Road enjoys an excellent position close to Finglas Village and is only a short walk to a host of local amenities such as restaurants, public house's and numerous shopping facilities, not to mention the several business parks in the area. Finglas also sits astride the M50 and M2 motorway that provides ease of access to the greater Dublin area. This has been a deservedly popular residential location for the past number of years and is now stronger than ever as it is fast becoming one of Dublin's larger suburban areas.

No. 49 is in need of modernization throughout but does have the benefit of gas fired central heating, large garage to the side, overlooking a large green to the front, ample off street parking and an extra-long sunny rear garden with block built shed enhanced by a southerly facing orientation. Bright and airy living accommodation of c.91sq.m comprises of storm porch, entrance hallway, lounge, second reception room and fully fitted kitchen all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom and main family bathroom.

No 49 is sure to appeal to clients looking to upsize and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder.

Features

- c. 91sq.m
- Ample off street parking
- Gas fired central heating
- Kitchen extension
- Extra long rear garden with wired and plumbed block built shed
- 3 generous sized bedrooms
- Overlooking green to the front
- Mature and sought after area
- Massive potential
- Excellent primary & secondary schools in the area
- Fantastic location

Accommodation

Hallway
4.6m x 1.7m
Wood effect laminate flooring,Carpet to stairs and landing with access to living and kitchen area.

Lounge
3.9m x 3.6m
Bright Spacious lounge area with feature fire place, carpet to floor.

Kitchen
6.9m x 2.7m
Tiled to floor with a range of floor and eye level units plumbed for washing machine.

Garage
11.6m x 2.7m
Large garage built to the side of the property with concrete flooring.

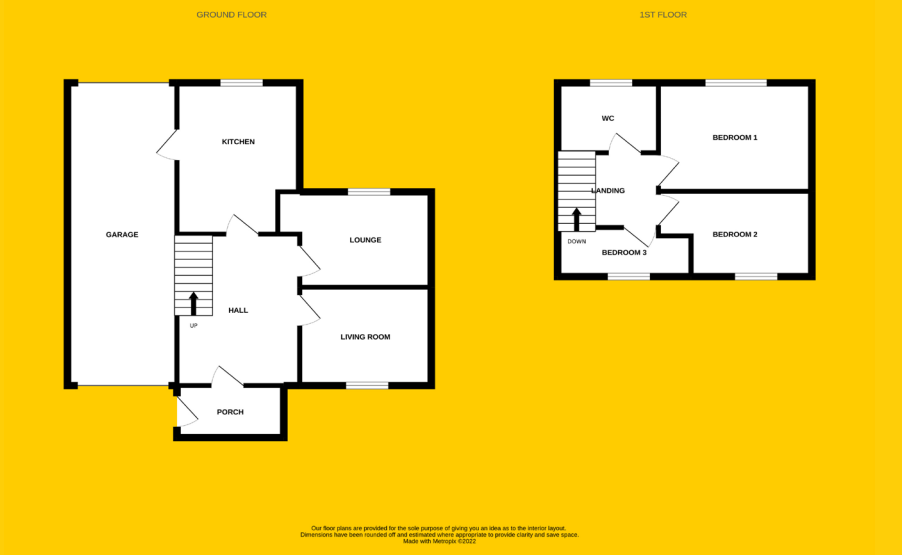
Bedroom 1
3.9m x 3.6m
Double bedroom to the rear of the property with carpet to floor.

Bedroom 2
3.1x 2.9m
Double bedroom to the front of the property with carpet to floor.

Bedroom 3
2.3m x 2.3m
Single bedroom to the front of the property with carpet to floor

Bathroom
2.4m x 1.7m
W OOD effect laminate flooring with shower, WC and WHB

Floor Plans



Negotiator

Eimhin O'Donnell
01 541 1455 or 086 0136918

Email: eimhin@raycooke.ie

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