

**FOR SALE**

BY PRIVATE TREATY

**31 Rialto Cottages  
Rialto  
Dublin 8  
D08 FF6F**



Two Bedroom Mid Terrace  
c.50sq.m /538sq.ft



**Price: €299,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom mid-terraced property to the market located in Rialto Street, Dublin 8 is currently “the place to be” as you are within a heartbeat of Dublin’s thriving City Centre and all of its associated amenities. Rialto Village offers a range of local shops and leisure facilities plus The Rialto Luas Stop is merely a 2 minute walk away – the location truly will not be beaten! Bright and spacious interior living accommodation of c. 50 sq m (c. 538 sq. ft.) comprises of lounge, kitchen/dining room, bathroom and two bedrooms. The kitchen opens out onto a low maintenance rear courtyard which gets the sun throughout the day. No. 31 comes to the market in very good condition throughout and boasting a long list of additional features to include upgraded flooring, stunning high ceilings and gas fired central heating. Absolutely ideal for any first time buyers looking to make that first step. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 538 sq. ft.
- c. 50 sq. m.
- Stunning high ceilings
- 2 bedrooms
- Sunny court yard to the rear
- Double glazed windows
- Fully alarmed
- Gas fired central heating
- On street permit parking
- Rialto & Fatima Luas Stop 5 minutes’ walk away
- Dublin’s City Centre within easy reach
- Within arm’s reach of The New Children’s Hospital
- Fantastic investment opportunity
- Ideal for first time buyers
- Viewing highly advised!



## ACCOMMODATION



### LIVING

16'53" x 9'88" (5.04m x 3.02m)

Living room to the front of the property. Top quality floors.

### KITCHEN

15'19" x 9'77" (4.63m x 2.97m)

Kitchen to the rear of the property. Floor and eye level units. Tiled floor and splashback. Access to rear court yard.

### BATHROOM

6'46" x 5'05" (1.97m x 1.54m)

Part tiled, fitted bath, WC & WHB.

### BEDROOM 1

7'87" x 11'48" (2.4m x 3.5m)

Double bedroom to the rear of the property. Top quality flooring.

### BEDROOM 2

9'58" x 9'71" (2.92m x 2.96m)

Double bedroom to the front of the property. Top quality flooring.





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 approximate where appropriate to provide clarity and save space. Made with Metapic 02/22

## 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.

## NEGOTIATOR

James Dronney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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