

FOR SALE

BY PRIVATE TREATY

**Apartment 75, Block A
Smithfield Market
Smithfield
Dublin 7
D07EH50**



Two Bedroom Apartment
c.78.97sq.m /850sq.ft



Price: €349,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this stunning 2 bedroom apartment in this popular & extremely sought after location in the heart of Smithfield.

Located in Smithfield Market which is one of Dublin city's finest mixed use developments incorporating residential, commercial and retail, with hotel, leisure and cultural space designed to make the best possible use of their central location. Situated only minutes' walk of O'Connell Street, it is perfectly positioned with all services and amenities on your door step to include colleges, buses, LUAS green & red lines, restaurants, bars, recreational facilities, to mention but a few.

Once inside you are greeted with bright and airy living accommodation of c. 850 sq. ft. Comprising of entrance hallway, open plan kitchen/dining/ living room with a private balcony, 2 double bedrooms with built in wardrobes, large storage room and a fully tiled bathroom.

No.75 is coming to the market in turn key condition with a designated underground parking space and also benefits a 24 hour concierge service, communal roof garden, and a private balcony accessed off the living room.

Early viewing strongly recommended - Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

c. 850 sq ft

BER D2

Turnkey condition

1st floor apartment

Secure underground parking space

24 hour Concierge

Lift Access

2 spacious bedrooms

Large storage closet

Intercom system

10 minute walk to the Phoenix Park

Secure and well maintained development

Excellent transport facilities with the LUAS red line on the doorstep

Ideal for first time buyers, investors or clients looking to trade up

VIEWING HIGHLY ADVISED!



ACCOMMODATION



HALLWAY

16'6" x 3'4" (5.03m x 1.01m)

Timber flooring with access to living room / kitchen, bathroom and bedrooms.

LIVING ROOM / KITCHEN

30'4" x 11'1" (9.25m x 3.38m)

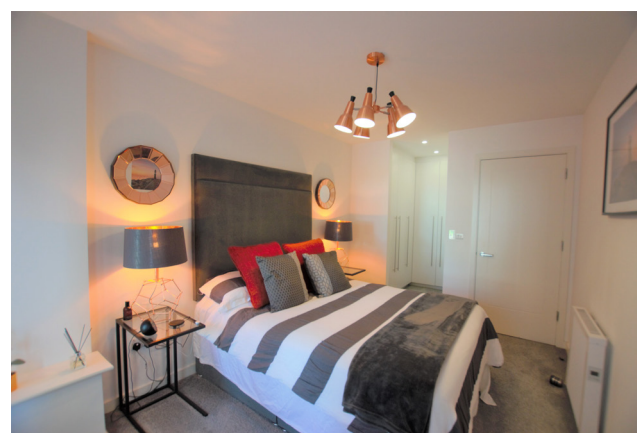
Timber flooring to living room area with access to balcony. Tiled floor to kitchen area with floor and eye level units.



BEDROOM 1

13'11" x 9'0" (4.25m x 2.75m)

Double bedroom with carpet to floor and built in wardrobes.



BEDROOM 2

13'11" x 9'0" (4.25m x 2.75m)

Double bedroom with carpet to floor and built in wardrobes.

BATHROOM

6'0" x 7'9" (1.83m x 2.37m)

Fully tiled with WC, WHB and bath with shower.



STORGAE

5'11" x 6'7" (1.8m x 2.0m)

Large Storage Room with shelving.





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 estimated where appropriate to provide clarity and save space. Please visit Metropia 102321

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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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