

**FOR SALE**

BY PRIVATE TREATY

**40 The Dickens  
The Gasworks  
South Lotts Road  
Dublin 4  
D04F220**



Two Bedroom Apartment  
c.76.2sq.m /820.sq.ft



**Price: €495,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent two bedroom apartment to the market on the second floor of The Dickens; ideally positioned within The Gasworks, Dublin 4. This thriving location is at the epicentre of all activity where you will find Google HQ, Grand Canal Dart Station, Dublin's Convention Centre all within arm's reach along with a choice of trendy cafes, bars & restaurants within a short stroll. Internal living accommodation of c. 820 sq ft. comprises of entrance hallway with store room, kitchen/dining area with separate kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. No. 40 is well presented throughout, ready to walk into, and would make a perfect city centre pad or an equally keen investment. Viewing is highly advised

- Call Ray Cooke Auctioneers for further information.

## FEATURES

- c. 820 sq ft
- BER C1
- Management fee c. 1,800 per annum
- First floor/lifts & stairs
- Designated underground parking
- Well presented throughout
- Generous room proportions
- Fitted kitchen with granite worktops
- Dual aspect lounge with bright bay window
- Large balcony
- Thriving location
- Within arm's reach of an endless list of amenities
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

13'1" x 8'5" (4m x 2.6m)

Porcelain tile flooring, access to lounge, two bedrooms and bathroom.

### LOUNGE

16'4" x 16'4" (5m x 5m)

Timber flooring, open access to kitchen, access to balcony, bright bay windows.

### KITCHEN

8'5" x 8'5" (2.6m x 2.6m)

Fitted kitch with granite counter tops, tiled floors

### BATHROOM

7'5" x 5'9" (2.3m x 1.8m)

itted with wc, whb, bath with shower, tiled to floor and wet areas.

### BEDROOM 1

17'3" x 8'8" (5.3m x 2.7m)

Double bedroom with timber flooring, built in wardrobes and access to ensuite.

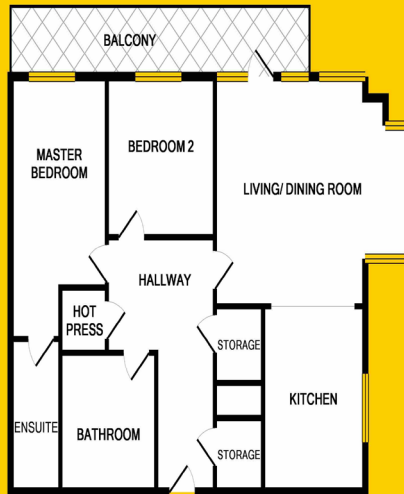
### BEDROOM 2

12'7" x 8'5" (3.9m x 2.6m)

Double bedroom with timber flooring, and built in wardrobes.







## 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



## MORTGAGES

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For further information or advice, please call:  
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