

FOR SALE

BY PRIVATE TREATY

**13 The Court
Dalcassian Downs
Glasnevin
Dublin 11
D11 P658**



One Bedroom Studio
c. 31.67sq.m /341sq.ft



Price: €199,950

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this superb studio apartment bedroom located in The Court, Dalcassian Downs. No 13 is a bright, second floor studio apartment which is presented in walk in condition and is ideally located in the heart of Glasnevin.

Internal living accommodation of c. 341 sq.ft. comprises of entrance hallway, open plan living/dining/bedroom with fully fitted kitchen and a fully tiled bathroom with bath and electric shower. The property also has the added benefit of a designated parking space, state of the art Hafele 'fold into the wall' bed allows for greater circulation area, plenty of storage, and is surrounding communal green areas.

No 13 The Court is situated in a convenient location in the heart of Glasnevin, close to the Botanical Gardens and Phibsboro with its many restaurants, cafes, schools & shops. DCU and Grangegorman DIT are located within a short distance and it is easily accessible to the Mater Hospital and the Phoenix Park. It is well serviced by public transport links including LUAS and QBC with easy access to the M1 and M50 Motorways.

Call Ray Cooke Auctioneers for further information!

FEATURES

C. 341 sq. ft

BER F

anagement fees: €1200 per annum

Top floor position

Designated parking space

Double glazed windows

Mature & sought after location

Small quiet & secure development

Excellent location surrounded by all amenities and services

Ideal for first time buyers & Investors

Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

6'2" x 3'3" (1.9m x 1.0m)

Carpet to floor.

LIVING ROOM

8'8" x 14'8" (2.7m x 4.5m)

Carpet to floor with access to a Juliet balcony.

KITCHEN

8'5" x 11'5" (2.7m x 3.5m)

Fitted kitchen with laminate flooring.



BEDROOM

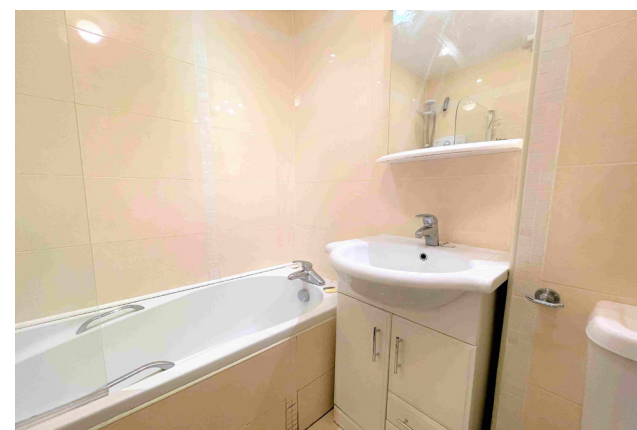
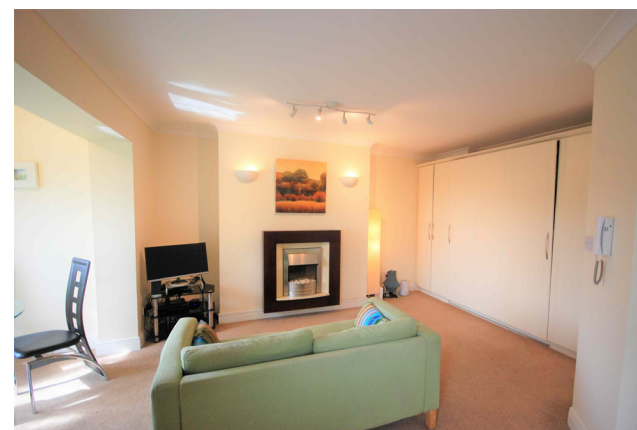
6'2" x 7'8" (1.9m x 2.4m)

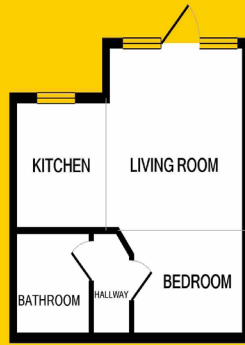
Carpet to floor with fold up wall bed and fitted wardrobes.

BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

Tiled flooring with WC, WHB and bath with shower.





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. Made with Metropix ©2021

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 she can be contacted on 01 6995050 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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