

**FOR SALE**

BY PRIVATE TREATY

**74 Old Kilmainham Village  
Bow Lane,  
Kilmainham,  
Dublin 8**



**One Bedroom Apartment  
c.39.4sq.m. /425sq.ft**



**Price: €150,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine one bedroom apartment to the market located on the 1st floor of the "Old Kilmainham Village" development, Dublin 8. This mature and sought after development finds itself within a stones throw of The Luas and a host of bus routes allowing access to Dublin's City Centre within minutes. Also within arm's reach you will find a host of local shops, The Phoenix Park, Heuston Station and St. James Hospital.

Living accommodation of c. 425 sq ft comprises of entrance hallway, lounge/diningroom with kitchen and one large double bedroom. The sunny south facing lounge boasts a sliding door with picturesque views of the River Camac. No. 74 requires interior modernisation but would be an ideal first purchase or make a very keen investment. Early viewing is advised, call Ray Cooke Auctioneers for further information!

## FEATURES

- c. 425 sq ft
- In need of interior upgrades
- 1st floor
- Lifts & stairs
- Mature and sought after development
- Sunny south facing lounge
- Picturesque views of River Camac
- Adjacent to public Transport amenities including LUAS & Heuston Station
- Within a stone's throw of Dublin's City Centre
- Ideal for 1st time buyers & investors
- \*PLEASE NOTE THERE IS NO PARKING SPACE WITH THIS PROPERTY\*
- Viewing highly advised!
- Management fee €1,400 per annum



## ACCOMMODATION

### ENTRANCE HALL

10'1" x 3'2" (3.1m x 1m)

Access to kitchen, bathroom and lounge.

### LOUNGE

12'7" x 8'2" (3.9m x 2.5m)

Lino to floor. Sliding door with ledge steel balcony, scenic views and access to kitchen.

### KITCHEN

6'8" x 5'5" (2.1m x 1.7m)

Lino to floor and fitted units.



### BEDROOM 1

13'7" x 8'5" (4.2m x 2.6m)

Double bedroom with built in wardrobe.



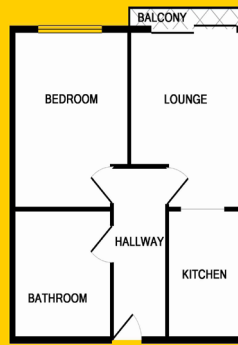
### BATHROOM

6'5" x 5'5" (2m x 1.7m)

Fully fitted with wc, whb, bath.



## FLOOR PLANS



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 Metaplan 52215

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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

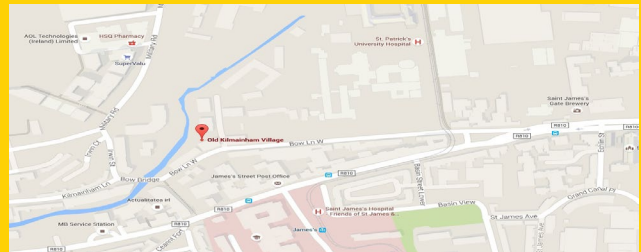
## DIRECTIONS

If passing "The Hilton Hotel", Kilmainham on the right hand side turn right at the traffic light junction turn left onto Kilmainham Lane. Proceed ahead and at the T junction veer right. "Old Kilmainham Village" can be seen on the left hand side and no. 74 is located in Block D.

## 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.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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