

FOR SALE

BY PRIVATE TREATY

30 Rialto Street
Rialto
Dublin 8
D08 YPC0



Two Bedroom Mid Terraced
c.74.sq.m. / 800sq.ft.



Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom mid-terraced property to the market located on 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 Fatima Luas Stop is merely a 5 minute walk away - what a superb location!

Immaculately presented and tastefully decorated interior living accommodation of c. 800 sq ft comprises of entrance hallway with lounge to the left, open plan extended lounge/kitchen/dining room, two double bedrooms, main family bathroom and small court yard to the rear. No. 30 has been meticulously maintained by its current owners and ideal for a first time buyer. It boasts PVC double glazed windows throughout, gas fired central heating and extended kitchen to the rear. A 1st time buyer's dream, Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 800 sq ft
- BERTBC
- STUNNING CONDITION THROUGHOUT
- Second Lounge / TV Room
- 2 double bedrooms
- Open plan lounge/kitchen area
- Small court yard to the rear
- Double glazed windows
- Gas fired central heating
- Fully alarmed
- Fatima Luas Stop 5 minutes' walk away
- Dublin's City Centre within a stone's throw
- Within arm's reach of The New Children's Hospital
- Fantastic investment opportunity
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

8'8" x 3'2" (2.7m x 1m)

Carpet flooring, access to lounge and kitchen.

LOUNGE

9'5" x 8'8" (2.9m x 2.7m)

Small lounge to the front of the property.

KITCHEN

16" x 10'4" (4.9m x 3.2m)

Fully fitted kitchen, dining area, open plan to lounge 2.

LOUNGE 2

11'4" x 11'4" (3.5m x 3.5m)

Carpet flooring, feature open fireplace.

BEDROOM 1

13'1" x 9'1" (4m x 2.8m)

Double room to the front of the property, carpet flooring.

BEDROOM 2

9'1" x 10'1" (2.9m x 3.1m)

Double room to the rear of the property, carpet flooring.

BATHROOM

6'2" x 6'5" (1.9m x 2.0m)

Fully fitted, fully tiled bathroom.



FLOOR PLANS



GROUND FLOOR



DIRECTIONS

If travelling on Herberton Road towards Rialto, at the roundabout at "The Bird Flanagan" pub take the third exit onto South Circular Road. Please take the next left turn onto Rialto Street where you will find number 30 on your left hand side.

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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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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