

FOR SALE

BY PRIVATE TREATY

Apt 37 Stapleton House
Mountjoy Square
Dublin 1
D01 CR29

Ray Cooke

Auctioneers



One Bedroom Apartment
c. 39.9 sq.m/ 430 sq.ft



Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS takes great pleasure in presenting this superb one bedroom apartment to the market ideally located in this secure gated development off Mountjoy Square, Dublin 1.

No 37 Stapleton House could not be in a better location, positioned in the heart of Dublin's City Centre and with every conceivable amenity positioned literally on your doorstep. You are merely minutes' walk from O'Connell Street, Jervis Street, Temple Bar, The Luas and a host of bus routes. The adjacent IFSC is a real hive of activity offering excellent restaurants, bars, shops and businesses.

Internal living accommodation of c. 430 sq. ft comprises entrance hallway, living/dining room, kitchen, double bedroom with built in wardrobes and a tiled bathroom with bath and shower.

No 37 is prime for first time buyers & investors, It must be seen to be appreciated; Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES



- c. 430 sq. ft
- Management fees c. €1,360 per annum
- No parking space included/spaces can be rented separately
- 1st floor
- Lift & stairs
- Secure gated development
- Spacious double bedroom
- Electric heating
- Double glazed windows
- Living room with feature fireplace
- Close to Public Transport including LUAS & DART
- Connolly station within minutes' walk
- The IFSC and Grand Canal Dock are close by
- Local shops, bars & restaurants within close proximity
- Ideal for first time buyers and investors



ACCOMMODATION



HALL

7'5" x 2'8" (2.289m x 0.866m)

Carpet flooring, access to living room, kitchen, and bathroom

LOUNGE

17'5" x 11'4" (5.333m x 3.482m)

Carpet flooring, double glazed windows, TV point, feature fireplace, and electric storage heater.



KITCHEN

10'3" x 4'1" (3.125m x 1.246m)

Tiled flooring, and tiled splashback. Floor and eye level units.



BEDROOM 1

14'2" x 9'1" (4.334m x 2.759m)

Double room, carpet flooring, electric storage heater and built in wardrobes.



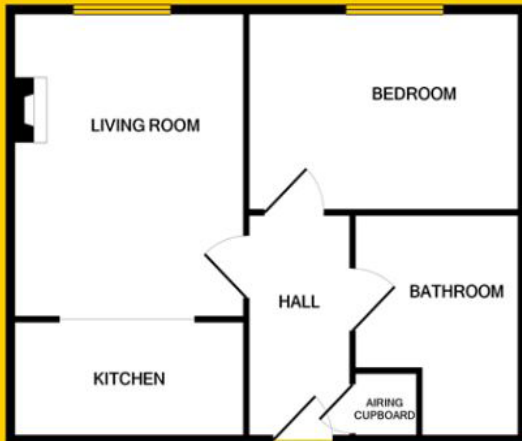
BATHROOM

7' x 5'9" (2.146 x 1.785m)

Fully tiled bathroom, Wash and basin, wc, bath and shower, hotpress.



FLOOR PLAN



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 6875800 or 086 0469458

Alternatively you can send an email to John@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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