

**FOR SALE**

BY PRIVATE TREATY

**40 Ring Steet  
Inchicore  
Dublin 8**



**2 Bedroom Terraced  
c.70sq.m. / 750sq.ft.**

**BER TBC**

**Price: €190,000**

**raycooke.ie**

## DESCRIPTION

RAY COOKE ACUTIONEERS proudly present this magnificent extended two bedroom terraced property to the market on Ring Street, Inchicore, Dublin 8.

No.40 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including gas fired central heating, two bedrooms and extended kitchen- to name but a few.

Charming and light filled interior living accommodation of c. 750sq.ft. comprises of entrance hallway, lounge, extended kitchen/dining area, two double bedrooms and master family bathroom. The rear of the property boasts a low maintenance rear garden ideal for entertaining and unwinding after a long day.

This ever popular location is ideally positioned on the fringe of Dublin's City Centre with a vast array of amenities all within touching distance such as local shops, bars, restaurants, Kilmainham Gaol and The Phoenix Park to name but a few.

On a transport note; a host of bus routes, Dublin Bikes, the M50 motorway and The Luas are all very easily accessible giving convenient access to all sides of the city. Early viewing highly recommended!!

## FEATURES

- c.70sq.m (750sq.ft)
- Immaculate condition throughout
- Two bedrooms
- Gas fired central heating
- Extended kitchen
- Low maintenance rear garden
- LOCATION LOCATION LOCATION
- Ideal for 1st time buyers and investors
- A stone's throw of Dublin's City Centre
- Numerous bus routes & Luas close by
- Viewing highly advised!!



## ACCOMMODATION

### PORCH

6'9" x 3'3" (2.1m x 1m)

Laminate flooring with access to lounge.

### LOUNGE

20'7" x 9'8" (6.3m x 3m)

Large bright room with laminate flooring, gas fired heating.



### KITCHEN/DINING ROOM

11'1" x 13'1" (3.4m x 4m)

Fully fitted kitchen with a range of floor and eye level units. Laminate flooring. Double doors from lounge. Access to room which could be used as a utility room and to bathroom.



### BATHROOM

5'6" x 9'5" (1.7m x 2.9m)

Fully fitted bathroom with full size bath, pump shower, W.C., W.H.B. Fully tiled.



### BEDROOM 1

10'5" x 8'2" (3.2m x 2.5m)

Double bedroom to the back of the property, laminate flooring and built in wardrobes.

### BEDROOM 2

9'8" x 10'5" (3m x 3.2m)

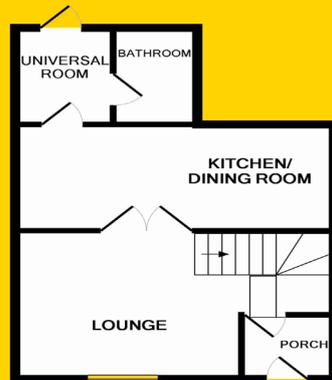
Double bedroom to the front of the property with laminate flooring and built in wardrobes.



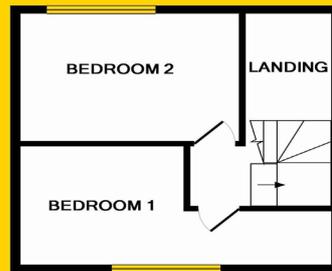
### REAR GARDEN

Low maintenance rear garden, ideal for entertaining.

## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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 travelling through Inchicore towards City Centre proceed along Tyrconnell Road and straight through the Emmet Road traffic light junction and onto Grattan Crescent. Proceeding ahead, passing The Black Lion Pub and at the next traffic light junction veer right onto Inchicore Road. Take the second right onto Ring Street where you will find number 40 on your right 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 01 687 5800 or 086 837 1963.

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

## MORTGAGES

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



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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