



For Sale *By Private Treaty*

**19 Sullivan Street
Stoneybatter
Dublin 7
D07RC64**

2 Bedroom | 1 Bathroom | Mid - Terrace | 65 sq.m

Guide Price: €380,000



Scan to view Property



Description

Ray Cooke Auctioneers are proud to introduce this magnificent two-bedroom mid terrace home ideally situated in a very desirable cul de sac just off the Infirmary Road in the ever-popular location of Stoneybatter, Dublin 7.

No. 19 is located in a quiet enclave of artisan dwellings just off Infirmary Road. Local amenities include shops, vets, schools and restaurants, while the Phoenix Park, Dublin Zoo, Heuston Station and Collins Barracks are all within a very short walk. DIT campus at Grangegorman is less than a 10-minute walk away. Also, nearby are the many independent shops, bars, cafes and restaurants that Stoneybatter has to offer. Adding to its appeal are great transport links via Dublin Bus cross city service, the Luas and Dublin Bikes.

Bright and spacious internal living accommodation of c. 65 sqm comprises of entrance hallway, large living room with feature fireplace, double doors leading into a modern fully fitted kitchen with skylight, access to a private south westerly facing patio and a bathroom with shower all located downstairs. Upstairs hosts 2 generous sized bedrooms.

The property comes to the market in excellent condition throughout and benefits a red brick façade, gas fired central heating with a recently upgraded boiler, quality flooring throughout with insulation, double glazed sash windows and a private south westerly facing decked yard.

This fantastic property in Stoneybatter is sure to interest buyers seeking a city home with all the benefits of village life.

An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 65 Sqm
- BER D2
- 2 bed 1 bath mid terrace house
- Charming Stonybatter redbrick façade
- Private yard to rear
- South westerly facing orientation
- Excellent transport routes on doorstep
- Heuston LUAS Stop (red line) is within a 10 minute walk
- Fantastic location
- Upgraded gas boiler
- Quality flooring throughout
- Insulated flooring
- Skylight in kitchen
- Double glazed sash windows
- Gas fired central heating
- Within a short stroll of the Phoenix Park, Dublin Zoo, Heuston Station and Collins Barracks
- Walking distance to Smithfield Village & City Centre
- Early viewing is highly advised



Accommodation

Entrance Hall

1.5m x 1.1m

Laminate flooring with access to living room and kitchen.

Living Room

5.7m x 4.0m

Living room to the front of the property, feature fire place with laminate flooring and access to the kitchen.

Kitchen

3.8m x 3.5m

Kitchen to the rear of the property, fully fitted with and eye and floor leve units, tiled flooring and acces to rear.

Bathroom

2.3m x 1.4m

Fully fitted with w.c, whb, shower and tiled flooring.

Bedroom 1

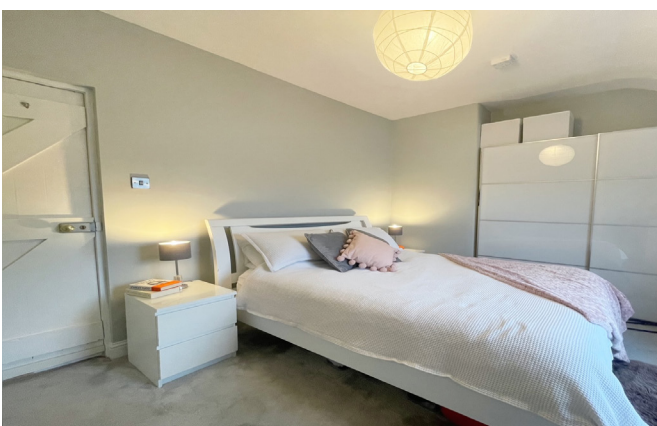
3.2m x 4.0m

Large double room to the front of the property, with carpet to floor.

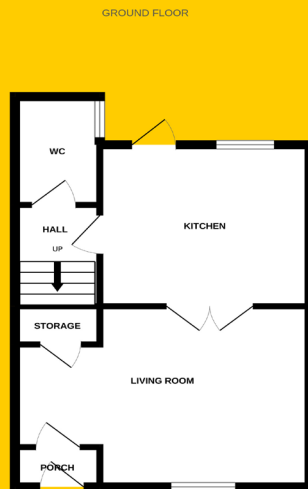
Bedroom 2

2.4m x 3.3m

Double room to the rear for the property with laminate flooring.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

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

Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.