

FOR SALE

BY PRIVATE TREATY

**49 St Josephs Place
Phibsborough
Dublin 7
D07Y2T0**



Two Bedroom Bungalow
c. 45.52 sq.m / 490sq.ft



Price: €275,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this stunning red brick period 2 bedroom mid terrace bungalow to the market ideally located in the heart of Dublin 7.

Interior living accommodation of c. 490 sq.ft comprises of entrance hallway, living room with feature fireplace, 2 double bedrooms, tiled kitchen with breakfast bar a fully tiled bathroom with electric shower. The property comes to the market in excellent condition and benefits from Gas fired central heating, high ceilings, a central location and an enclosed private rear garden. The property also offers on Street parking with permit.

The location of St Josephs Place could not be any better as you are a mere minutes from the city Centre. The Mater, Rotunda & Temple Street Hospital is on your doorstep. The property lies on a bus corridor with the Luas and Dart also in close proximity. The property is located closeby shops, schools, transport links and only a short distance to the city centre.

No 49 is Ideal for first time buyers looking to get on to the property ladder & investors. Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

c. 490 sq.ft

BER E2

Period house on quiet road

High Ceilings

Enclosed private rear garden

2 Double bedrooms

Feature fireplace

High ceilings

On – street residential disk parking

Gas fired central heating

Located on a quiet road off Dorset Street

Close to Public Transport including LUAS & DART

Beside Mater Hospital & Rotunda Hospital

5 minutes' walk to O' Connell Street

Local shops, bars & restaurants within close proximity

Ideal for first time buyers and investors



ACCOMMODATION



HALLWAY

3'9" x 3'6" (1.2m x 1.1m)

Laminate flooring with access to the living room.

LIVING ROOM

16'4" x 9'8" (5.0m x 3.0m)

Laminate flooring with feature fire place and access bedrooms and rear of the property.

KITCHEN

11'1" x 8'5" (3.4m x 4.2m)

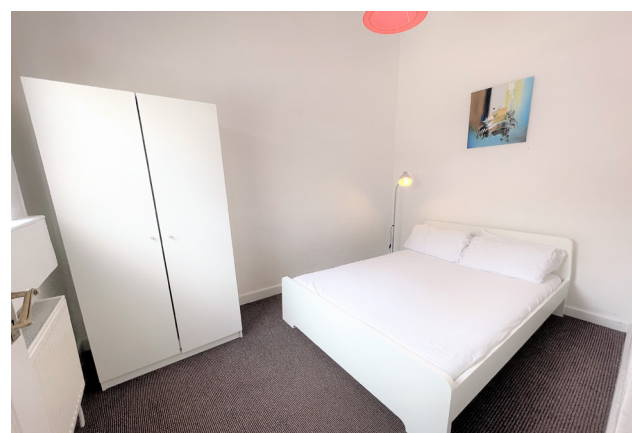
Tiled flooring with gas cooker and access to the rear garden.



BEDROOM 1

11'1" x 7'5" (3.4m x 2.3m)

Double bedroom to the front of the property with carpet to floor.



BEDROOM 2

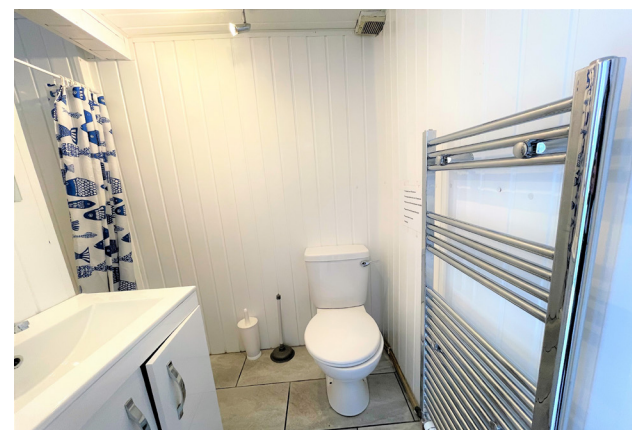
9'5" x 9'4" (2.9m x 2.87m)

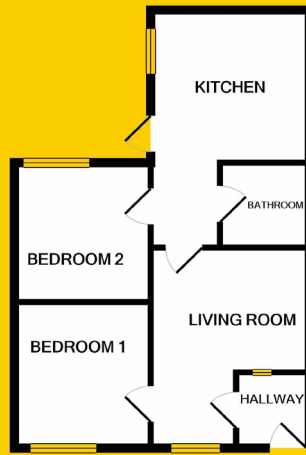
Double bedroom to the rear of the property, with carpet to floor.

BATHROOM

4'2" x 7'5" (1.3m x 2.3m)

Tiled flooring with WC, WHB, shower and heated towel rack.





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

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie

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