

FOR SALE

BY PRIVATE TREATY

**4 Rivercourt
Inchicore
Dublin 8**

Ray Cooke

Auctioneers



One Bedroom Apartment
c.51.1.sq.m. / 550sq.ft.



Price: €210,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning LARGE one bedroom apartment located in the ever popular Rivercourt, Inchicore, D8. Boasting an idyllic location on the fringe of Dublin's City Centre; the location is truly next to none. A host of bus routes serving the city are within arm's reach and the Suir Road Luas Stop can be found within five minutes' walk. A variety of other favourable amenities are close by; St. James Hospital, The proposed New Children's Hospital, The Phoenix Park and Heuston Station to name but a few. Interior living accommodation of c. 550sq.ft comprises of entrance hallway with storage press, open plan lounge/dining area with fitted kitchen, double bedroom, NEW stunning bathroom and a large balcony perfect for relaxing after a long day..!!

No. 4 is presented in pristine condition throughout and has been lovingly cared for by its current owner. Interest will be seen from first time buyers, anyone looking to downsize and also investors; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 550sq.ft
- Management fee €1200
- NEW bathroom
- Storage Electric heating
- NEW Carpet
- Pristine condition throughout
- Fully fitted kitchen
- LARGE Balcony off lounge
- 1 Bed / 1 Bath
- BER E1
- Double glazed windows
- Ideal investment opportunity
- Secure and gated development
- Located within arms reach of Dublin's City Centre
- A host of bus routes and The Luas within walking distance
- Early viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

9'1" x 3'9" (2.6m x 1.2m)

Carpet flooring. Access to lounge, bedroom and bathroom.

LOUNGE

17'7" x 15'0" (5.4m x 4.6m)

Large open plan lounge, carpet flooring, large bright window.

KITCHEN

5'9" x 9'5" (1.8m x 2.9m)

Fully fitted kitchen. Tiled flooring. Open plan to lounge.

BEDROOM 1

10'8" x 15'0" (3.3m x 4.6m)

Double room, carpet flooring, built in wardrobes with access to balcony.

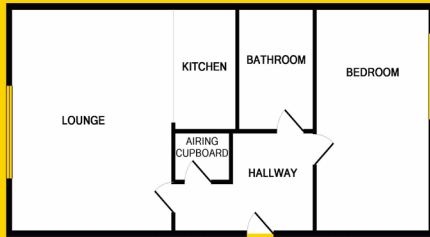
BATHROOM

5'9" x 7'2" (2.2m x 2.0m)

Fully fitted bathroom. Tiled flooring, partly tiled walls., cubicle shower unit with electric shower.



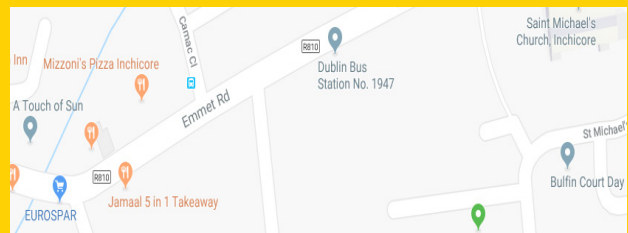
FLOOR PLAN



DIRECTIONS

If travelling on Tyrconnell Road towards City Centre, at the traffic light junction after Tesco Shopping Centre turn right onto Emmet Road. When on Emmet Road take your first left turn where you will find Rivercourt nicely tucked away.

LOCATION



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

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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