

**FOR SALE**

BY PRIVATE TREATY

**43 St. Joseph's Place  
Phibsborough  
Dublin 7  
D07T2T7**



Two Bedroom Bungalow  
c. 42.73sq.m / 460sq.ft



**Price: €275,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this fantastic 2 bedroom mid terrace bungalow to the market in this central location in the heart of Dublin 7.

Interior living accommodation of c. 460 sq.ft. comprises of entrance hallway, living room with feature fireplace, 2 double bedrooms, recently renovated fully fitted kitchen and a fully tiled bathroom. The property also benefits from Gas fired central heating, feature fireplace, double glazed windows & a wraparound rear garden. The property also offers on Street parking with permit.

The location of St Joseph's 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 43 is Ideal for first time buyers & investors. Do not miss this one!

Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

c. 460 sq.ft

BER F

2 Bed Bungalow

Double glazed windows

On – street residential disk parking

Enclosed small rear patio

Located on a quiet road off Dorset Street

Gas fired central heating

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

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

Tiled flooring with access to livingroom.

### LIVING ROOM

14'1" x 9'5" (4.3m x 2.9m)

Laminate flooring with fire place with access to bedrooms and kitchen.

### KITCHEN

8'5" x 8'5" (2.6m x 2.7m)

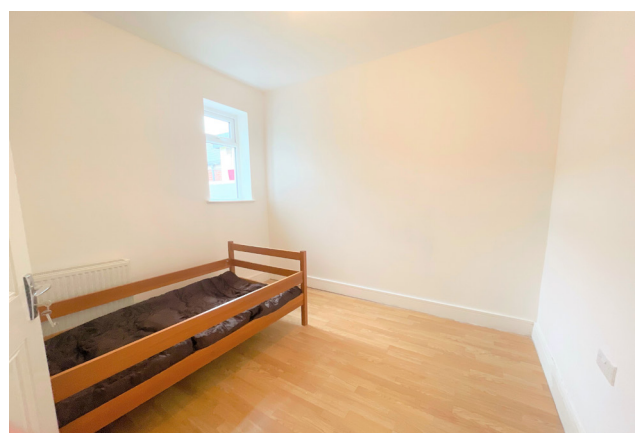
Tiled flooring with fitted units.



### BEDROOM 1

10'8" x 7'8" (3.3m x 2.4m)

Double bedroom with laminate flooring.



### BEDROOM 2

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

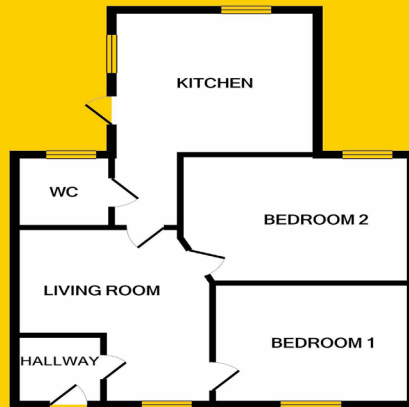
Double bedroom with laminate flooring.

### BATHROOM

6'2" x 4'5" (1.9m x 1.4m)

Fully tiled with WC, WHB and shower.





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. Made with Metropix ©2021

## 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:  
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