

**FOR SALE**

BY PRIVATE TREATY

**47 Dolphin Road  
Drimnagh  
Dublin 12  
D12 YF97**



Two Bedroom Terrace  
c. 58.5 sq.m / 630 sq.ft



**Price: €315,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this ideally positioned quaint home to the market on Dolphin Road Drimmagh, the location of this property is second to none with easy access to the City Centre, Kilmainham and The Grand Canal, along with an abundance of local amenities including the red Luas line & bus routes including the 17, 27, 56A, 77A, 122, 123 & 151 all on your door step making it a buyers dream.

No 47 is presented in turn key condition, this property has under gone extensive refurbishment by the current owners including a new boiler, heating system and new triple glazes windows with the addition of a second internal window which completely eliminates any external noise, along with a beautiful low maintenance sunny south facing garden, creating a quiet and tranquil home in the heart of Dublin Center.

Living accommodation comprises of c. 600 Sqft, entrance hall, lounge, kitchen access off kitchen to rear garden, upstairs you will find the family bath and 2 bright and spacious double bed rooms. Prime for both first-time buyers and investors Viewing highly advised, contact Ray Cooke Auctioneers today to arrange a private viewing.

## FEATURES

- c.600 sq ft
- BER D2
- Gas fired central heating
- Well-presented throughout
- Bespoke shutters on all windows
- Triple glazed window Inc. second internal window
- Fully fitted kitchen including island
- Fully tiled bathroom
- Power shower
- 2 large double bed rooms
- Ample off-street parking
- Magnificent location
- Dublin's City Centre within arm's reach
- Bus routes and The Luas all within minutes' walk
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

9'1" x 5'5" (2.8m x 1.7m)

Laminate flooring with access to the lounge and kitchen/dining area.

### LOUNGE

9'8" x 5'5" (3.0m x 2.6m)

Laminate flooring with fireplace.

### KITCHEN/DINER

10'8" x 15'4" (3.3m x 4.72m)

Tiled flooring with fitted kitchen, features island and access to the rear garden.

### BEDROOM 1

11'4" x 10'7" (3.48m x 3.28m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.

### BEDROOM 2

9'8" x 9'8" (2.8m x 2.8m)

Double bedroom to the rear of the property with carpet flooring and fitted wardrobes.

### BATHROOM

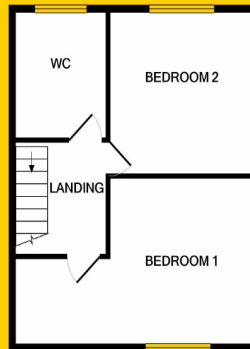
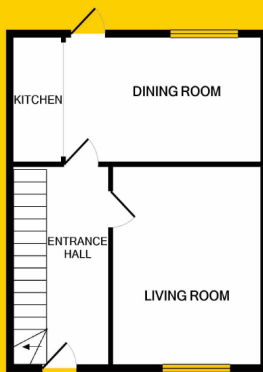
6'5" x 4'5" (2m x 4.6m)

Tiled walls and flooring, with wc, wash hand basin and fitted shower.

### REAR GARDEN

Patio area, south facing private garden and not over looked.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to [alanna.tyrrell@raycooke.ie](mailto:alanna.tyrrell@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

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

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22  
T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin  
T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24  
T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W  
T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11  
T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

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

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.