

FOR SALE

BY PRIVATE TREATY

**65 The Weavers
Earl Street South
Dublin 8
D08 K2FV**

Ray Cooke

Auctioneers



One Bedroom Apartment
c.39.4sq.m /425sq.ft

BER D1

Price: €219,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning one -bedroom apartment located on the third floor of Weavers development, Earl Street South, D8. The location is excellent; with Christchurch, Thomas Street and Dublin City Centre all in your doorstep. As with any city centre location you have a huge range of amenities all that Dublin City Centre has to offer, bars, shops restaurants. This property is in turn key condition with the added benefit of having undergone extensive renovation in the past year. Interior living accommodation of c. 425 sq.ft comprises of entrance hallway with large entrance hall, storage area, open plan lounge/dining area with fitted kitchen, one double bedroom, main family bathroom and a sunny south facing balcony overlooking the landscaped courtyard below perfect for relaxing after a long day! No. 65 is presented in pristine condition throughout. Interest will be seen from first time buyers, anyone looking to downsize and investors. Call Ray Cooke Auctioneers to arrange a private viewing.

FEATURES

- BER D1
- C. 425 sq.ft
- Management fee €1200 pa
- 3rd floor property
- Private courtyard
- Gated development
- Electric storage heating
- Excellent condition
- Fully fitted kitchen
- Private, Gated and highly sought-after development
- Viewing highly advised!



ACCOMMODATION



HALLWAY

7'8" x 9'1" (2.4m x 2.8m)

Laminate flooring with access to the living space.

LOUNGE

12'1" x 16'4" (3.7m x 5.0m)

Laminate flooring and access to the balcony.

KITCHEN

3'9" x 8'2" (1.2m x 2.5m)

Lino fitted kitchen.

BEDROOM 1

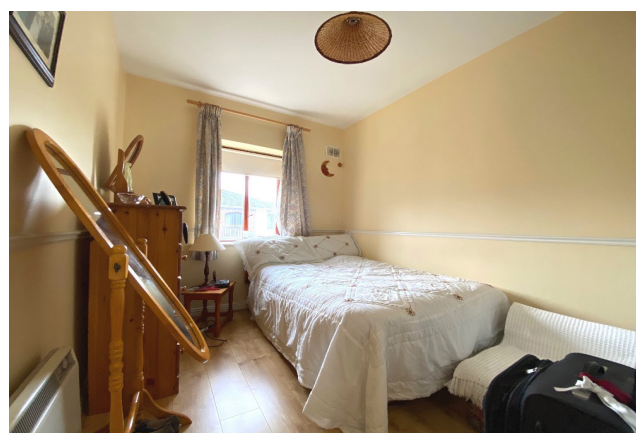
8'8" x 11'8" (2.4m x 3.6m)

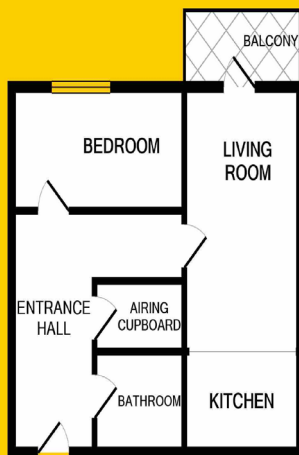
Double bedroom with laminate flooring and fitted wardrobes.

BATHROOM

7'8" x 5'5" (2.4m x 1.7m)

Fitted with WC, wash hand basin, bath and tiled flooring.





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 086 0606879**

Alternatively you can send an email to **Alanna.tyrrell@raycooke.ie** and we will contact you.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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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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