

**FOR SALE**

BY PRIVATE TREATY

**5 The Granary  
Long's Place  
Dublin 8**



**Two Bedroom Apartment  
c.73.4sq.m / 790sq.ft**



**Price: €260,000**

**raycooke.ie**

PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting 5 The Granary to the market on Longs Place, Dublin 8.

This exclusive development is ideally located within a short stroll of Dublin's City Centre and is within arm's reach of a host of major local landmarks including The Guinness Storehouse, St. James Hospital, the site of The New Children's Hospital and The Phoenix Park. The Red Luas Line is within touching distance and bus routes are plentiful.

Light filled interior living accommodation of c. 790sq.ft comprises of entrance hallway, main family bathroom, lounge/dining room/kitchen and two double bedrooms (one ensuite). No. 5 is located on the ground floor of the development and is well presented throughout.

The development also offers a communal roof terrace which is ideal for outdoor relaxation and comes with breathtaking panoramic views of the city.

Viewing is highly advised; Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 73sq.m / 790sq.ft
- BER C2
- Management fee c. €2,750 per annum
- Ground floor apartment
- Electric storage heating
- Two double bedrooms
- Bathroom and ensuite
- Well presented throughout
- On-street parking to the front
- A short stroll of Dublin's City Centre
- Within arm's reach of St James Hospital, The Coombe and the proposed new Children's Hospital
- The Red Luas Line within touching distance
- Ideal for 1st time buyers and investors
- Viewing highly advised!!





## ACCOMMODATION

### HALLWAY

22'3" x 3'6" (6.8m x 1.1m)

Carpet flooring, access to lounge, bathroom and two bedrooms.



### BATHROOM

8'2" x 5'9" (2.5m x 1.8m)

Fully fitted, fully tiled bathroom. Large shower cubicle with electric shower, WC & WHB.



### BEDROOM 1

9'8" x 9'1" (3m x 2m)

Double bedroom with carpet flooring and built in wardrobes.



### BEDROOM 2

11'1" x 10'4" (3.4m x 3.2m)

Master bedroom with carpet flooring and built in wardrobes. Complete with ensuite bathroom.

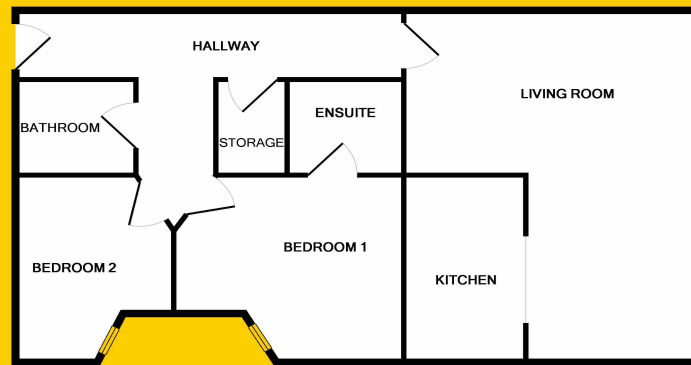
### LOUNGE/DINING/KITCHEN

20' x 19'5" (6.1m x 5.8m)

Large lounge/dining area with carpet flooring. Open access to kitchen. Fully fitted kitchen with tiled flooring, splashback and surround. A range of floor and eye level units. Plumbed for dishwasher and washing machine.



## FLOOR PLAN

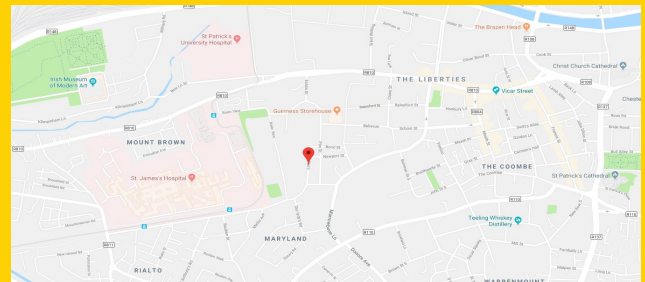


Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2018

## DIRECTIONS

If travelling on Herberton Road towards Rialto, at the roundabout at "The Bird Flanagan" pub take the 1st exit onto South Circular Road. Before the traffic light junction at the bridge turn right onto James Walk. Proceed ahead, following The Luas Line on the left hand side and verge onto Longs Place. The Granary can be found on the right hand side.

## 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

**Ross McHugh** and he can be contacted on **01 4030720 or 087 136 8084.**

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

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