

**FOR SALE**

BY PRIVATE TREATY

**Apartment 78  
Jervis Place  
Dublin 1  
D01 KH29**

**Ray Cooke**

**Auctioneers**



Two Bedroom Apartment  
c.56sq.m /183.73sq.ft

**BER D1**

**Price: €320,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this fantastic 2 bedroom, 4th floor apartment to the market in one of Dublin's most sought-after city centres locations.

Jervis Place could not be in a better location with every conceivable amenity positioned literally on your doorstep. You are merely minutes' walk from O Connell Street, Temple Bar, and a host of bus routes. Jervis LUAS stop is on your doorstep and the development is a short stroll to the city's prime retail and office districts, along with endless bars, restaurants, shops and cafes, Jervis Place is positioned in an enviable central location.

Interior living accommodation of c. 56 sqm comprises of entrance hallway, spacious living/dining room, kitchen, 2 double bedrooms with built in wardrobes and a fully tiled bathroom. The property comes to the market in need of modernisation. The property boasts a south facing orientation and a secure parking space. The development benefits secure access, well maintained common areas, outdoor terrace space and courtyard.

No 78 is prime for first time buyers & investors. Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

c. 56 sqm.

BER D1

4th floor position

Lift Access

South facing orientation

Two double bedrooms

Built in wardrobes

Secure parking space

Electric heating

Well maintained common areas

Close to Public Transport including LUAS & DART

Connolly station within minutes' walk

Local shops, bars & restaurants within close proximity

Strong rental potential

Ideal for first time buyers and investors



## ACCOMMODATION



### HALLWAY

3'6" x 1'0" (11.8m x 3.2m)

Carpet to floor with access to the, kitchen, living room, bedrooms and bathroom.

### LIVING ROOM

14'1" x 11'1" (4.3m x 3.4m)

Carpet to floor with fire place and access to juliet balcony.

### KITCHEN / DINING ROOM

5'9" x 7'5" (1.8m x 2.3m)

Lino to floor with fitted units.



### BEDROOM 1

11'8" x 7'2" (3.6m x 2.2m)

Double bedroom with carpet to floor and built in wardrobes.



### BEDROOM 2

17'0" x 7'5" (5.2m x 2.3m)

Double bedroom carpet to floor and built in wardrobes.

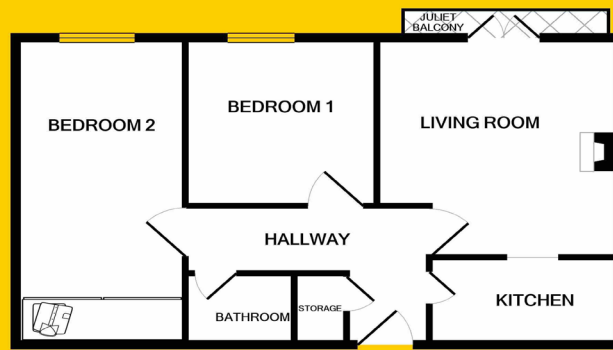


### BATHROOM

5'5" x 5'9" (1.7m x 1.8m)

Lino to floor with WC, WHB and bath with 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 ©2022

## 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](mailto:john.sullivan@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720**

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