

FOR SALE

BY PRIVATE TREATY

**9 Reginald Square
Dublin 8
D08 Y9H2**



One Bedroom Mid Terrace
c.52.5 sq.m / c.565.1 sq.ft



Price: €265,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

Ray Cooke Auctioneers are delighted to welcome this beautiful property to the market. This one bedroom home offers a fantastic opportunity for its occupants to live in the heart of the city and enjoy all it has to offer, whilst also having the luxury of being neatly tucked away from the hustle and bustle of the city.

The property is split over three levels and briefly consists of lounge, kitchen, brand new fully tiled bathroom suite, double bedroom at mezzanine level and sunny courtyard to rear. This property is situated in a most desirable location and enjoys every amenity imaginable right on your doorstep and could not be more conveniently located. It is just a short walk to St Patrick's Park, DIT, St Stephen's Green and the Grafton Street area. Occupants of this residence will be spoiled for choice with a variety of bus routes and the LUAS at Harcourt Street which is also situated within walking distance.

Early viewing is highly advised. Call Ray Cooke Auctioneers today!

FEATURES

- Freshly painted
- Ideal for any first time buyers
- Bedroom at mezzanine level
- Immaculately presented throughout
- Sunny courtyard to rear
- Brand new bathroom suite
- Ample on street parking to front
- Quiet cul de sac
- Sought after location in the heart of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Viewing highly advised



ACCOMMODATION

LOUNGE

13'7" x 11'2" (4.19m x 3.42m)

Entrance from front door, carpet floor, gas fireplace, stairs to lower level and mezzanine.

LOWER LEVEL HALL

Tiled floor, door to yard, kitchen and bathroom.



KITCHEN

5'9" x 6'7" (1.82m x 2.05m)

Floor and eye level units, integrated gas hob, integrated appliances, tiled splash back, plaster and painted walls and ceilings.

BATHROOM

4'4" x 9' (1.35m x 2.75m)

Fully tiled bathroom suit, shower cubicle with triton shower, wc, whb, heated wall mirror, heated towel rack.



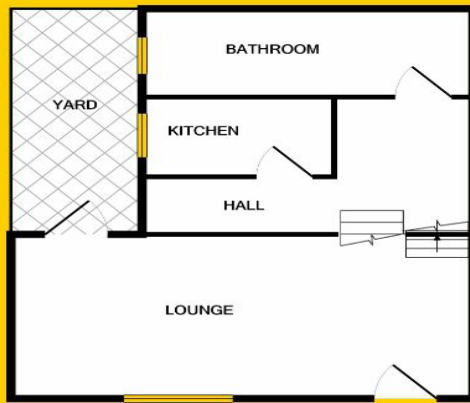
MEZZANINE / BEDROOM

14'2" x 9'8" (4.32m x 3m)

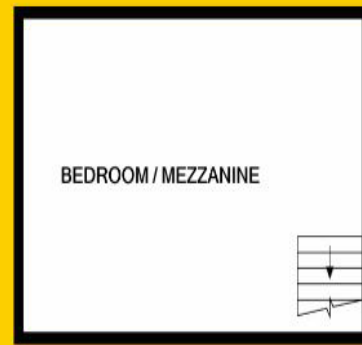
Carpet floor and gas boiler



FLOOR PLAN



GROUND FLOOR



1ST FLOOR

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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to eoin.keogh@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

RATHCOOLE

Unit 10 Rathcoole Shop-
ping 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

RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

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



raycooke.ie