



**For Sale** *By Private Treaty*

**155 The Hardwicke,  
Church Street Upper,  
Dublin 7,  
D07TW88**



Scan to view Property

**2 Bedroom | 1 Bathroom | Apartment | 51 sq.m**

**Guide Price: €279,000**



## Description

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom top floor apartment to the market ideally located on the much sought after development of The Hardwicke.

Situated in a private gated development, the location of this property cannot be understated. Surrounded by an abundance of cafes, bars, restaurants, the Lighthouse Cinema and Jameson Visitor Centre are on your doorstep as are The Four Courts, Law Library and all amenities of Dublin's City Centre. The Red line Luas allows for easy access to anywhere in the City Centre and the IFSC in one direction, while also serving Heuston Station, St. James's Hospital and Tallaght in the other direction. The Grangegorman Green Luas stop is just a few minutes' walk away, and also means many parts of South Dublin are easily accessible also. Numerous bus routes are available at Arran Quay.

Bright and modern living accommodation of c.51sq.m comprises of entrance hallway, two spacious double bedrooms, large open plan living/kitchen area, ample storage closet and a main family bathroom.

No.155 comes to the market in need of modernization throughout but has the benefit of light filled interior, electric storage heating and one designated parking space.

No. 155 is presented as an ideal opportunity for first time buyers, investors and people looking to downsize. Viewing is highly advised to appreciate the potential of this magnificent home, early interest is guaranteed. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

Additional Features;

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## Features

- c. 51 Sq.m
- BER E1
- Management fees of c.€1370 with 40% discount if paid on time
- Ample storage
- Electric storage heating
- Double glazed windows
- In need of modernization
- Open plan layout
- Underground designated parking
- Two double bedrooms
- 2 bed / 1 bath
- Highly sought after location
- Only a stone's throw from Smithfield Market
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!
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## Accommodation

### Entrance Hall

Wood effect laminate flooring with access to all living areas

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### Lounge

6.2m x 3.2m

Open plan living area with wood effect laminate flooring with feature fireplace.

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### Kitchen

2.7m x 1.2m

Fully fitted kitchen tiled to floor with a range of floor and eye level units plumbed for washing machine.

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### Bedroom 1

3.8m x 2.3m

Large double room with wood effect laminate flooring, built in wardrobes.

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### Bedroom 2

Large double room with wood effect laminate flooring, built in wardrobes.

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### Bathroom

1.7m x 2.3m

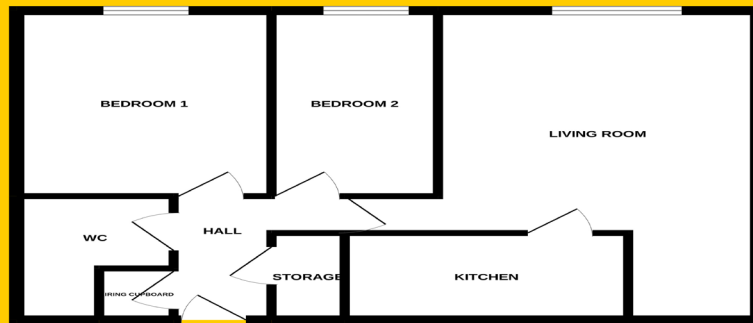
Tiled to floor with bath, WC and WHB.

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## Floor Plans

GROUND FLOOR



These floor plans are provided for the sole purpose of giving you an idea as to the general layout. Dimensions given herein should not be taken as an indication of the actual size of the property. The floor plan is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

## Negotiator

**Eimhin O'donnell**

01 541 1455 or 086 013 6918

Email: [eimhin@raycooke.ie](mailto:eimhin@raycooke.ie)



## 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.

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Please call: **01 40 30 720 or 087 99 44 036**

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