



For Sale *By Private Treaty*

**6 Church Terrace,
Smithfield
Dublin 7
D07 K1W5**

1 Bedroom | 1 Bathroom | 42 sq.m

Guide Price: €199,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this one-bedroom mid terrace bungalow with an attic conversion to the market ideally positioned off Church Street situated in Smithfield, Dublin 7.

No. 6 is located just off Church Street and is within easy reach of Smithfield Square, The Phoenix Park, Heuston Train Station, and Collins Barracks. Grange Gorman is within walking distance and the City Centre including Grafton Street is also within easy access. The property has excellent transport facilities with the Luas Red and Green lines within walking distance as well as Dublin Bus stops.

Internal living accommodation of c 42 sqm comprises of entrance hallway, living room, kitchen/dining area, separate WC & shower to the rear and a dormer attic conversion with access from spiral staircase. No. 6 comes to the market in need of complete renovation throughout but has the potential for a buyer to put their own stamp on the property.

This property is sure to interest buyers seeking a superbly located home. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

10 Camden Avenue comes to the market in excellent condition throughout, and its ideal location close to a range of amenities and transport routes which is sure to appeal to a range of buyers. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 42 sqm
- BER G
- 1 bed / 1 bath
- Mid terrace bungalow with attic conversion
- In need of complete renovation
- close by
- Fantastic location
- Ample parking (DCC parking permits)
- Excellent transport facilities with the LUAS red line at Broadstone & the Red Line at Four Courts are within 10 mins walk
- Located Adjacent to Smithfield, Grange Gorman, Stoneybatter, The Phoenix Park & The City Centre
- Early viewing highly advised!!



Accommodation

Entrance Hall
4.9m X 2.1m

Living Area
5.3m x 3.5m

Large living space with wrap around balcony
laminated flooring.

Kitchen/Dinning
4.3mx3.5m

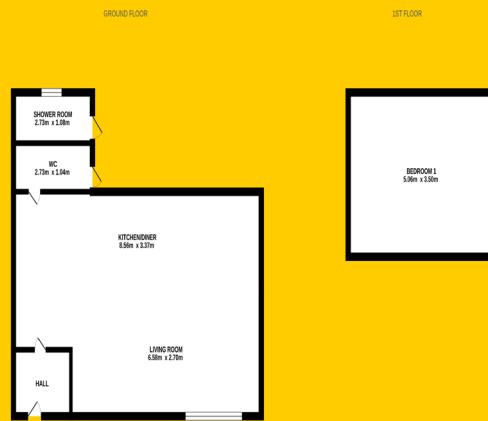
Fully fitted Kitchen with tiled flooring, eyes to
floor level units.

Bedroom 1
3.0mx5.1m

Double bedroom to the rear of the property
laminated flooring and electric panel heating



Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea of the interior layout. Dimensions have been rounded off and cannot be relied upon for precise measurements. Please call 086 945 1233.

Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@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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