



For Sale *By Private Treaty*

**Apt.40 Stapleton House,
33 Mountjoy Square,
Dublin 1,
D01 V262**



Scan to view Property

1 Bedroom | 1 Bathroom | Apartment | 38 sq.m

Guide Price: €225,000



Description

RAY COOKE AUCTIONEERS takes great pleasure in presenting this superb one bedroom apartment to the market ideally located in this secure gated development off Mountjoy Square, Dublin 1.

The extremely well maintained building is overlooking Mountjoy Square, a much sought-after central location in Dublin city. It is an ideal location for commuters, with a 3-minute walk to the nearest bus stop, while Parnell LUAS stop (red line) and Connolly Station (LUAS, DART and rail services) are within a short walk. Croke Park Stadium is within a 10-minute walk, with the Mater, Rotunda and Temple Street Hospitals all nearby. Other local amenities include the Dublin Writers Museum, GAA Museum, bars, shops and schools.

Bright and spacious living accommodation of c.38 sq.m comprises of entrance hallway, open plan kitchen/living with dining area, double bedroom with built in wardrobes and main family bathroom. No. 40 is presented in pristine condition throughout and has the benefit of light filled interior with brand-new double-glazed windows, quality flooring throughout and a private sunny balcony. This property also boasts a designated parking space.

An opportunity not to be missed. Call Ray Cooke Auctioneers for further information or to arrange viewing!
Features

Features

- c. 38 sq.m
- Stunning apartment
- 1 bed/1 bath
- BER C1
- New quality flooring
- Pristine condition throughout
- Management fees c.€1875 p/a
- Brand new double glazed windows
- Light filled interior
- Electric storage heating
- Large double bedroom with built in wardrobes
- Private sunny balcony
- Secure complex
- Highly sought after development
- In the heart of Dublin city centre with an abundance of amenities on the doorstep
- LUAS close by
- Viewing highly advised



Accommodation

Entrance Hall

1.2m x 2.5m

Wood effect laminate flooring with access to all living areas.

Lounge

3.5m x 4.4m

Open plan living area with wood effect laminate flooring, feature fireplace with access to balcony area.

Kitchen

1.2m x 2.8m

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

Bedroom 1

2.2m x 4.4m

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

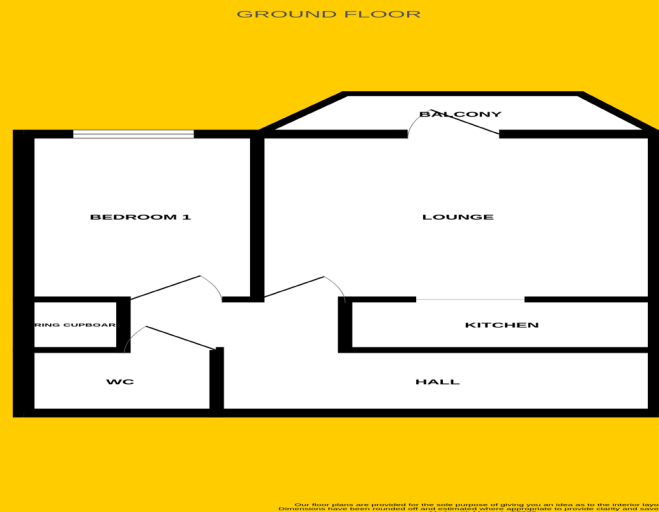
Bathroom

1.6m x 2.0m

Tiled to floor with bath, WC and WHB.



Floor Plans



Negotiator

Eimhin O'Donnell

01 541 1455 or 086 013 6918

Email: 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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Cooke.**
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