

For Sale

Asking Price: €425,000

Sherry
FitzGerald



Apartment 8,
Block 3, Steevens Gate,
James's Street,
Dublin 8,
D08 X857

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present Apartment 8, Steevens Gate to the market. This bright and exceptionally spacious two-bedroom duplex apartment is elegantly arranged over two levels and is ideally positioned within an exclusive, private development in the heart of James Street.

On entering this charming property, we come to a spacious entrance hall, which leads to the two generous double bedrooms, the family bathroom, a large understairs storage cupboard and stairs leading to the expansive open plan kitchen/dining/living room.

The real hub of the home is the bright and spacious open plan kitchen/dining/living room, which is a great space for family dinners and entertaining. The kitchen area is fitted with matching base/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, built-in electric oven, electric hob with extractor above, integrated fridge freezer, plumbing for washing machine & dishwasher, tiled flooring and door leading out to the first-floor landing. Leading from the kitchen itself is a good-sized dining area with ample space for a sizeable table and chairs. The living room which also flows seamlessly from the rest of the room and is a great space with a large rear facing window, built-in storage and laminate flooring.

Bedroom One is a well-appointed double bedroom benefiting from a door to the private courtyard garden, built-in wardrobes, wall-mounted electric radiator and laminate flooring. Bedroom Two mirrors the spaciousness of the main bedroom with rear facing window, built-in wardrobes and laminate flooring. The family bathroom is complete with a deep fill bath with electric shower above, a WC, pedestal wash hand basin with taps, extractor fan and tiled floor-to-ceiling.

This finishes the accommodation of this one-of-a-kind and beautiful



Accommodation

Entrance Hall 1.20m x 2.70m (3'11" x 8'10"): Opening from the front door with stairs to the open plan kitchen/dining/living room, leading to two double bedrooms, bathroom and a sizeable understairs store.

Kitchen 2.89m x 5.59m (9'6" x 18'4"): Fitted with matching base/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, built-in electric oven, electric hob with extractor above, integrated fridge freezer, plumbing for washing machine & dishwasher, tiled flooring and door leading out to the first floor landing.

Open Plan Living/Dining Room 2.83m x 8.33m (9'3" x 27'4"): Two rear facing double glazed windows, with generous proportions, built-in storage, wall-mounted electric radiators and laminate flooring.

Bedroom 1 3.89m x 4.04m (12'9" x 13'3"): Generous double bedroom with glass panel door out to the courtyard garden, built-in wardrobe's, wall-mounted electric radiator and laminate flooring.

Bedroom 2 2.96m x 4.24m (9'9" x 13'11"): Sizeable double bedroom with double glazed window to the rear, built-in wardrobe's, wall-mounted electric radiator and laminate flooring.

Bathroom 1.81m x 2.79m (5'11" x 9'2"): Fitted with a deep fill bath with electric shower above, a WC, pedestal wash hand basin with taps, extractor fan and tiled floor-to-ceiling.





Outside:

The property further benefits from an impressive private courtyard garden spanning the full width of the apartment, beautifully enclosed by a brick wall and low maintenance. In addition, the property includes a secure, designated underground parking space.

Steevens Gate further benefits from a dedicated concierge service, ensuring a superior level of security and convenience, including the management of deliveries.

Special Features & Services

- Open Plan Living
- Two Double Bedrooms
- Large Courtyard Garden
- Applicated Underground Parking
- Dedicated Concierge

BER BER D2, BER No. 105560189

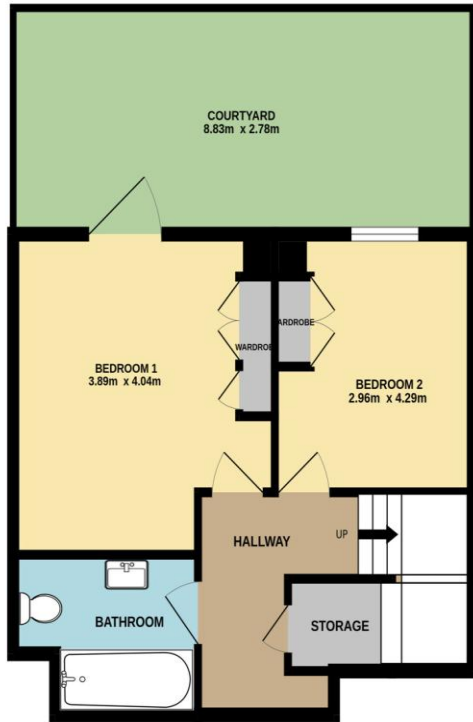


Location:

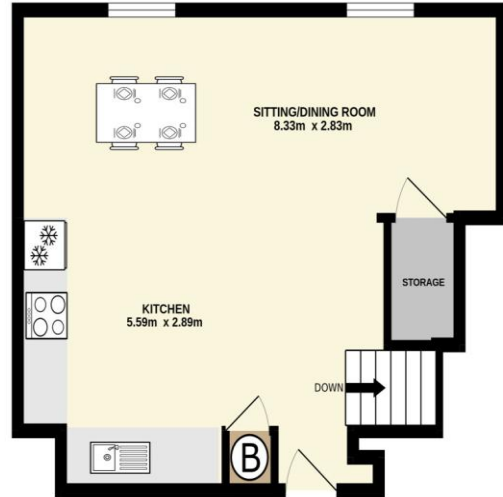
The location is second to none being within just a short stroll of an abundance of excellent amenities within easy reach making this a truly desirable location. Minutes from the LUAS Red line and many other transport routes offering easy access to the M50, Heuston Station and all the amenities that the city has to offer. Some other notable amenities easily accessible from this property include St. James' Hospital, the new children's hospital, The Phoenix Park, The War Memorial Gardens, IMMA and Kilmainham Gaol.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
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MORTGAGE ADVICE

SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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