

For Sale

Asking Price: €450,000

Sherry
FitzGerald



Apt 18, 2 Reuben Plaza,
Rialto,
Dublin 8,
D08 P2T1

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to present Apartment 18, 2 Reuben Plaza to the market; a stunning two-bedroom apartment located on the fifth floor of this highly desirable development close to Rialto. This meticulously presented, contemporary apartment boasts quality fixtures and fittings throughout and is presented in excellent decorative order.

On entering this charming property, we come to a spacious entrance hall, which leads to the two beautifully appointed double bedrooms, the family bathroom, a large storage cupboard and to the open plan kitchen/living/dining 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 attention to detail is second to none and has been finished to an extremely high standard. The Kitchen area is fitted with matching soft grey base/wall units, ample granite worktop space, sage green tiled splashback, integrated appliances, built in electric oven, electric hob with extractor above, spotlights and porcelain tiled flooring. Leading from the kitchen itself is a good-sized dining area with ample space for a sizeable table and chairs. Located just off the dining area is a solarium seating area which is rarely seen in apartments, it has been finished with floor to ceiling glass panels, which provides a great setting for a workstation or an additional seating area with great views across the south city. The living room which also flows seamlessly from the rest of the room and is a great space with dual aspect windows and doors leading out to the wrap-around balcony. The uninterrupted views from the living area and the balcony to the Dublin mountains are second to none.

Bedroom One is a well-appointed double bedroom benefiting from dual aspect windows/doors to the private balcony, built in wardrobes, carpeted flooring and opening to the en-suite bathroom. The en-suite bathroom is finished to a high standard with a corner shower unit with sliding glass shower doors, a WC, a wash hand basin with mixer tap and tiled flooring. Bedroom two mirrors the spaciousness of the main bedroom with rear facing window, built in wardrobes and carpeted flooring. The Family bathroom has been maintained to a very high standard and is fitted with a deep fill bath with mixer tap/shower attachment, WC, wall mounted wash hand basin with mixer tap, granite ledge for toiletries and tiled flooring.

This finishes the accommodation of this one of a kind and beautiful apartment.



Accommodation

Entrance Hall 3.57m x 3.59m (11'9" x 11'9"): Opening from the front door to a spacious hallway which leads to the two double bedrooms, family bathroom, storage cupboard and the open plan kitchen/living/dining room.

Open Plan Kitchen/Dining Room/Living Room 4.49m x 7.39m (14'9" x 24'3"): The Kitchen is fitted with matching soft grey base/wall units, ample granite worktop space, sage green tiled splashback, integrated appliances, built in electric oven, electric hob with extractor above, spotlights and porcelain tiled flooring. The kitchen flows seamlessly into the dining area and into the main living room which has an abundance of natural light flowing from both the double doors and the side facing single door/window to the south facing wrap-around balcony.

Solarium 2.20m x 2.20m (7'3" x 7'3"): Tripple aspect floor to ceiling glass windows which provides lots of natural light into the kitchen/dining room and an additional seating area with great views across the skyline.

Bedroom1 5.79m x 2.67m (19' x 8'9"): Elegantly appointed double bedroom with its own private walled balcony, dual aspect windows to the front & side aspect, built in wardrobes, carpeted floor coverings and opening to the en-suite bathroom

En-Suite 1.78m x 1.78m (5'10" x 5'10"): Fitted with a sizeable corner shower unit with chrome framed glass sliding doors, mains fed shower with handheld shower head, WC, granite ledge for toiletries, wash hand basin with mixer tap and tiled flooring.

Bedroom 2 3.54m x 2.96m (11'7" x 9'9"): Stylish double bedroom with a window to the side aspect, feature wall finished in soft pink, ample built in storage and carpeted floor coverings.

Bathroom 2.30m x 2.40m (7'7" x 7'10"): Fitted with a deep fill bath with mixer tap/shower attachment, WC, wall mounted wash hand basin with mixer tap, granite ledge for toiletries and tiled flooring.

Storage 2.70m x 0.88m (8'10" x 2'11"): Wall mounted gas fired boiler and great additional storage.

Outside The property itself benefits from two large balcony's one located off the main living room and the other leads from bedroom one. Both balconies have uninterrupted views to the Dublin mountains and across south Dublin. The main balcony is finished with timber decking, an aluminium handrail with glass panel inserts and is an ideal place for entraining on those sunny afternoons/evenings. The second balcony an extremely private walled balcony with composite decking and an ideal place for a morning coffee. There is also a secure underground allocated parking space included with the apartment.





Outside:

The property itself benefits from two large balcony's one located off the main living room and the other leads from bedroom one. Both balconies have uninterrupted views to the Dublin mountains and across south Dublin. The main balcony is finished with timber decking, an aluminium handrail with glass panel inserts and is an ideal place for entraining on those sunny afternoons/evenings. The second balcony an extremely private walled balcony with composite decking and an ideal place for a morning coffee. There is also a secure underground allocated parking space included with the apartment.

Special Features & Services

- Exceptional Floor Space
- Turnkey Condition
- Open Plan Living
- Two Balconies With Uninterrupted Views
- Two Double Bedrooms
- En-suite Bathroom
- Allocated Underground Parking

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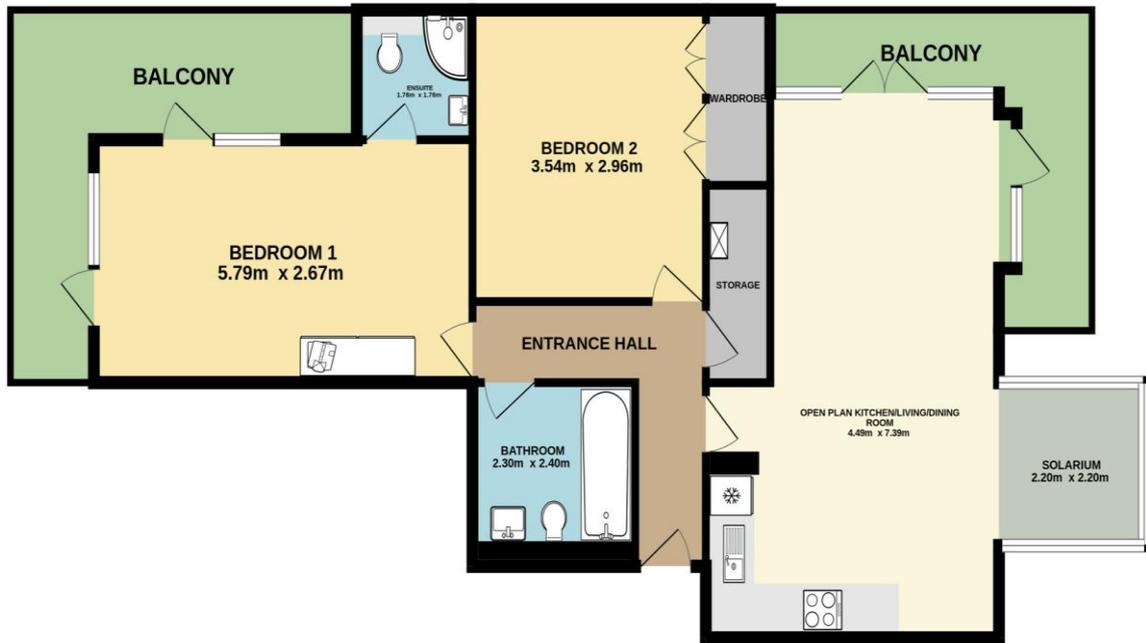


Location:

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 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.



FIFTH FLOOR



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MORTGAGE ADVICE

SOLICITOR

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