



BER D1

27 St. John's Well Way,
Kilmainham,
Dublin 8

owenreilly

For Sale By Private Treaty



27 St. John's Well Way, Kilmainham, Dublin 8.

DESCRIPTION

Owen Reilly present this exceptionally spacious, well-presented, three double bedroom apartment with a designated underground parking space. Situated on the ground floor in this secure gated development, the well-proportioned accommodation comprises entrance hall, living room with dual aspect, fully fitted contemporary kitchen opening onto the living area, master bedroom with dual aspect and en-suite, two double bedrooms with built-in wardrobes and a main bathroom. The apartment complex affords an attractive communal outside area with the Camac River running through.

LOCATION

Located in the heart of Kilmainham an area steeped in history given its close proximity to Kilmainham Gaol, the Royal Hospital Museum of Modern Art, the National War Memorial Park and the Phoenix Park. There are many cafés and restaurants close by including the well know Union 8. The property enjoys easy access to the city centre via various bus routes and is minutes' walk from the Red Line Luas and 15 minutes to Heuston Station.

SPECIAL FEATURES

- Spacious internal space
- Close to city centre
- Contemporary bathrooms
- Designated underground parking space
- Fully equipped kitchen
- Minutes' walk to Luas
- Presented in excellent condition
- Private gated development
- Dual Aspect layout

FLOOR AREA: 95 Sq. M.

BER: D1

NEGOTIATORS:

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Entrance hallway (4.62m x 1.24m)

L-shaped, intercom-phone, alarm, timber floor, storage cupboard.

Living room (4.81m x 5.58m)

Spacious and light-filled with dual aspect, mock fireplace with electric fire, spotlights, timber floor and door to outside area.

Kitchen (3.28m x 3.01m)

Open to living room with wall and floor mounted units, Zanussi electric hob, eye-level integrated microwave, oven and grill, washing machine, Samsung American fridge and freezer, fully tiled walls and floor.

Master Bedroom (3.80m x 2.82m)

Spacious with dual aspect, built-in wardrobe and timber floor.

En-suite (1.75m x 2.41m)

Shower cubicle, WHB, WC, towel rail, fully tiled walls and floor.

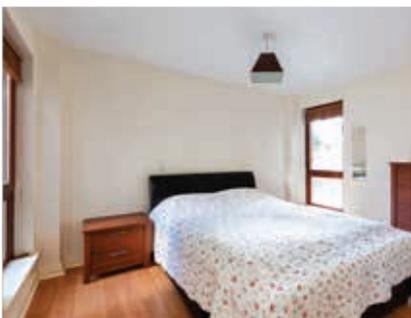
Bedroom 2 (4.80m x 2.89m)

Light-filled with built-in wardrobe and timber floor.

Bedroom 3 (3.39m x 2.19m) + (1.11m x 1.01m)

Built-in wardrobe and timber floor.

Bathroom (2.30m x 1.75m) Three piece white suite with shower attachment, towel rail, fitted mirror, fully tiled walls and floor.



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