

For Sale

Asking Price: €325,000



38 Rosedale,
Inchicore,
Dublin 8,
D08 R522

BER D2

sherryfitz.ie



Sherry Fitzgerald is delighted to introduce Apt 38 Rosedale to the market, a bright and spacious ground floor apartment with allocated parking. Situated in this attractive and secure development within walking distance of Inchicore Village.

Upon entry, the property features a spacious entrance hall that leads to two well-proportioned double bedrooms, a family bathroom, a generous storage cupboard, hot press and into the sizeable dual aspect living room with terrace access.

The kitchen area is located just off the living room and is fitted with matching base/wall units, ample worktop space, tiled splashback, inset stainless steel sink with mixer tap, built electric oven, electric hob with extractor above, space for under counter fridge/freezer, plumbing for washing machine and tiled flooring.

Bedroom One is a good-sized double bedroom with built-in wardrobes, wall mounted electric heater, laminate flooring and a glass panelled door opening to the courtyard garden. Bedroom Two is a standard double bedroom with window to front aspect, wall mounted electric heater, built-in wardrobes and laminate flooring.

The bathroom with opaque window to the side aspect and is fitted with a deep fill bath with shower above, WC, wash hand basin with mixer tap and tiled floor coverings.



Accommodation

Entrance Hall 6.16m x 1.16m (20'3" x 3'10"): Opening from the front door to a spacious entrance hall that leads to two well-proportioned double bedrooms, a family bathroom, a generous storage cupboard, hot press and into the sizeable dual aspect living room.

Living Room 4.63m x 5.27m (15'2" x 17'3"): Dual aspect windows to the front & side aspect, door to the balcony, wall mounted electric heater, laminate flooring and opening to the kitchen area.

Kitchen 3.00m x 1.95m (9'10" x 6'5"): Fitted with matching base/wall units, ample worktop space, tiled splashback, inset stainless steel sink with mixer tap, built electric oven, electric hob with extractor above, space for under counter fridge/freezer, plumbing for washing machine and tiled flooring.

Storage Room 1.61m x 1.40m (5'3" x 4'7"): A dedicated space which is ideal for those larger items that need to be put away.

Hot Press 0.71m x 1.01m (2'4" x 3'4"): Housing for the hot water tank, water pump and additional storage.

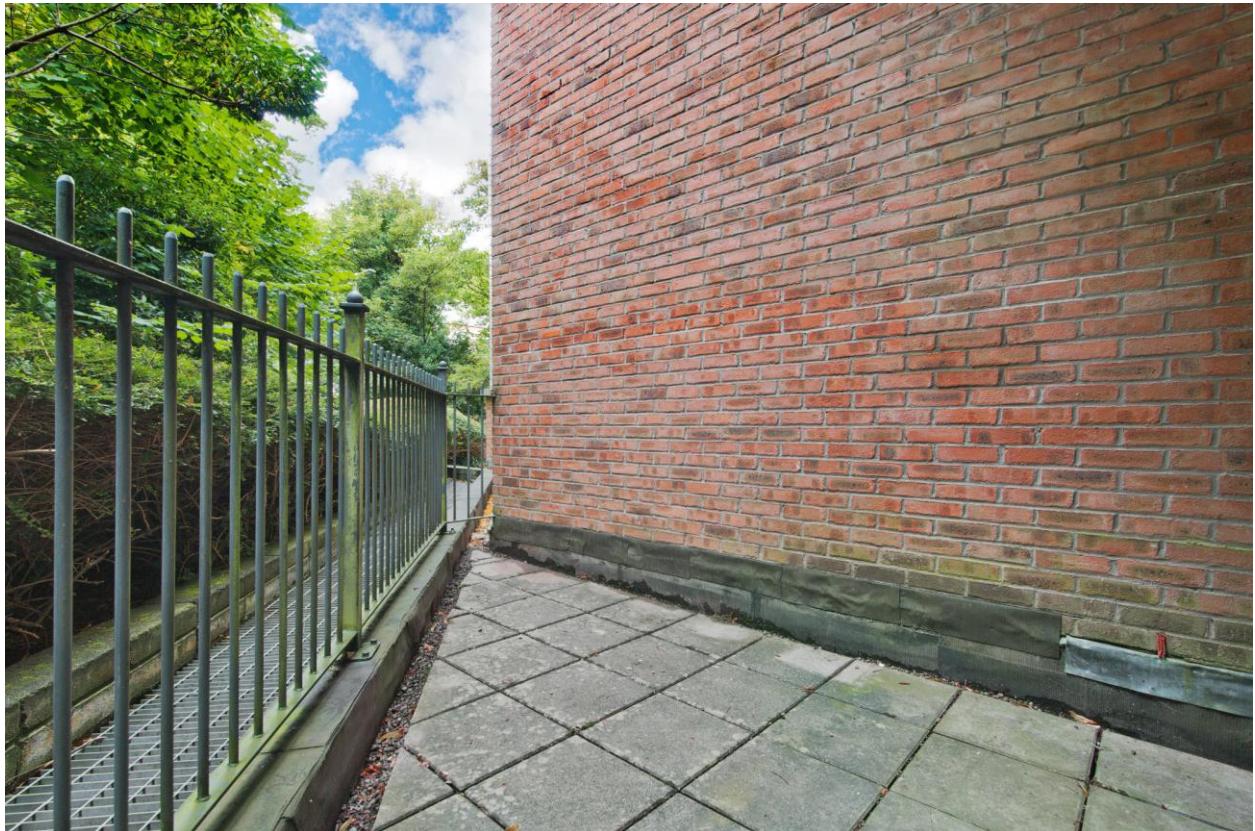
Bedroom 1 3.76m x 3.74m (12'4" x 12'3"): Sizeable double bedroom with built-in wardrobes, wall mounted electric heater, laminate flooring and a glass panelled door opening to the courtyard garden

Bedroom 2 2.59m x 2.54m (8'6" x 8'4"): Standard doubled bedroom with window to front aspect, wall mounted electric heater, built-in wardrobes and laminate flooring.

Family Bathroom 2.77m x 1.40m (9'1" x 4'7"): Opaque window to the side aspect and is fitted with a deep fill bath with shower above, WC, wash hand basin with mixer tap and tiled floor coverings.

Parking Secure underground carpark with gated access and allocated car parking space.





Outside:

This property benefits from two good sized outdoor spaces, the terrace which is accessed directly from the main living room and a courtyard garden which leads off from bedroom one both have been finished with an aluminum handrail, glass panel inserts and grey paving slabs. There is underground parking which is allocated for this apartment which is included in the sale.

Special Features & Services

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Balcony & Courtyard Garden
- Allocated Underground Parking
- Service Charge - €2,716 per annum

BER BER D2, BER No. 118536002



Location:

The location is second to none, being within just a short stroll of an abundance of excellent amenities and has the added attraction of two Luas stops, well serviced by main bus routes, within easy reach of both sides of the city centre and the M50 and N4, easing your daily commute. Every possible amenity is on your doorstep including shops, supermarkets, cafes, restaurants, colleges, bars, Grand Canal Greenway cycle route, Phoenix Park, War Memorial Park to name but a few.

GROUND FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

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