

For Sale

Asking Price: €375,000

Sherry
FitzGerald



50A Metropolitan Apartments,
Inchicore Road,
Dublin 8,
D08 PR63

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a bright and spacious two-bedroom fourth-floor apartment within the highly regarded Metropolitan Development. No. 50A has been exceptionally well maintained and presented to a high standard throughout, offering well proportioned and highly functional accommodation in a convenient and sought-after location.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to both double bedrooms, the family bathroom, hot press, additional storage, and the open-plan kitchen/living/dining room.

The living area is filled with natural light from two floor-to-ceiling front-facing windows and features a striking acoustic light oak panelled feature wall, creating a contemporary focal point. Additional features include an electric wall-mounted radiator, hardwood flooring, and a door opening onto a private balcony. The space flows seamlessly into the kitchen area, making it ideal for both everyday living and entertaining.

The kitchen is fitted with matching base and wall units complemented by ample quartz worktop space and a tiled splashback. Features include an induction hob with extractor overhead, stainless steel sink with mixer tap, plumbing for a washing machine and dishwasher, space for a free-standing fridge freezer, and tiled flooring.

The accommodation is completed by two generous double bedrooms. The principal bedroom benefits from a front-facing window, built-in wardrobe, wall-mounted electric radiator, laminate flooring, and access to a stylish en-suite bathroom. The en-suite is fitted with a deep-fill bath with glass shower screen, mains-fed rainfall shower with separate handheld attachment, wall-hung vanity unit with inset sink, WC, heated towel rail, and floor-to-ceiling tiling.

The second bedroom is another generous double room featuring a front-facing window, built-in wardrobe, wall-mounted electric radiator, and laminate flooring.

The main bathroom is finished to a high standard and comprises of a corner shower unit with glass sliding doors, a mains-fed rainfall shower with separate handle, a wall-hung vanity unit with inset sink, a WC, and floor-to-ceiling tiling.

This completes the accommodation throughout this superb apartment, which combines bright, contemporary living spaces with excellent convenience in a highly desirable development.



Accommodation

Entrance Hall 2.64m x 2.92m (8'8" x 9'7"): Opening from the front door into a spacious entrance hall, providing access to both double bedrooms, the main bathroom, hot press, additional storage, and the open-plan kitchen/living/dining room.

Open Plan Living/Dining Room 3.48m x 4.24m (11'5" x 13'11"): The living area is flooded with natural light from two floor-to-ceiling windows to the front aspect and features a striking acoustic light oak panelled feature wall. Additional features include an electric wall-mounted radiator, hardwood flooring, and a door leading to a private balcony. The space flows seamlessly into the kitchen area.

Kitchen 2.59m x 1.95m (8'6" x 6'5"): Fitted with matching base/wall units complemented by ample quartz worktop space and a tiled splashback. Features include an induction hob with extractor overhead, stainless steel sink with mixer tap, plumbing for a washing machine and dishwasher, space for a free-standing fridge freezer, and tiled flooring.

Storage 0.88m x 0.88m (2'11" x 2'11"): This versatile area which provides valuable extra storage for the property.

Hot Press 0.88m x 0.88m (2'11" x 2'11"): Fitted with a large hot water tank.

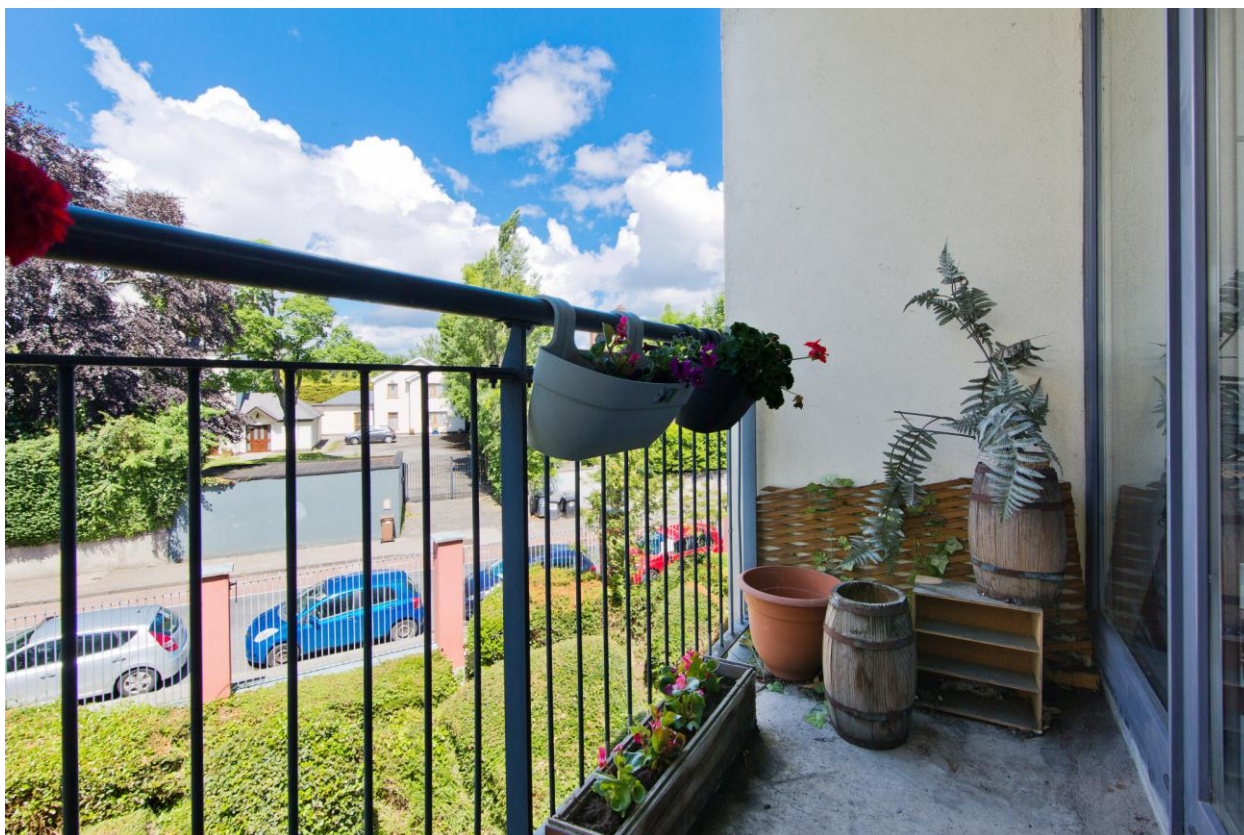
Bedroom 1 2.87m x 5.16m (9'5" x 16'11"): Sizeable double bedroom with a window to the front aspect, built-in wardrobe, wall-mounted electric radiator, laminate flooring, and access to a fully fitted en-suite bathroom.

En-Suite 2.33m x 1.92m (7'8" x 6'4"): Fitted with a deep-fill bath with a glass shower screen, a mains-fed rainfall shower with separate handle, a wall-hung vanity unit with inset sink, a WC, heated towel rail, and floor-to-ceiling tiling.

Bedroom 2 2.83m x 3.92m (9'3" x 12'10"): Generous double bedroom with a window to the front aspect, built-in wardrobe, wall-mounted electric radiator, and laminate flooring.

Bathroom 1.90m x 1.93m (6'3" x 6'4"): Fitted with a corner shower unit with glass sliding doors, a mains-fed rainfall shower with separate handle, a wall-hung vanity unit with inset sink, a WC, and floor-to-ceiling tiling.





Outside: The property further benefits from a large west-facing balcony, accessed directly from the living room and finished with a metal handrail, providing an ideal outdoor space for relaxing or entertaining. Additional features include an allocated underground parking space and beautifully maintained communal gardens, which are professionally landscaped throughout the year.

Special Features & Services

- Modern Two Bedroom 4th Floor Apartment
- Re Fitted Bathrooms
- Two Double Bedrooms
- En-Suite Bathroom
- Allocated Parking Space

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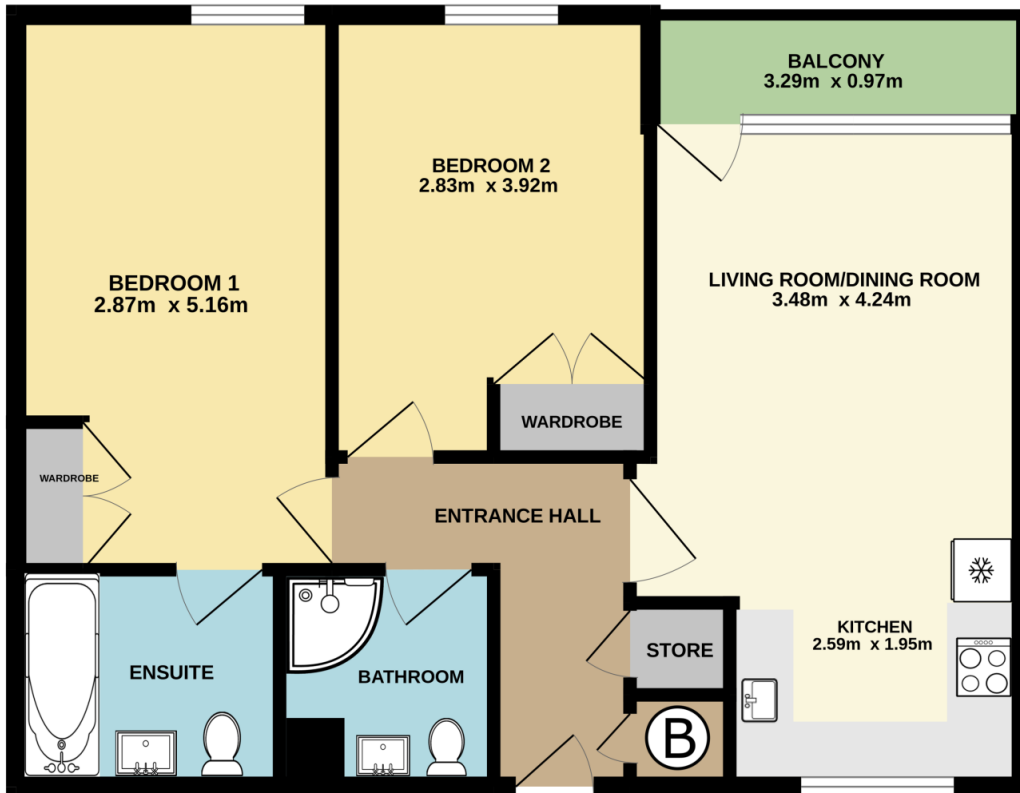


Location:

The Metropolitan Apartments are ideally located in the heart of Kilmainham, one of Dublin's most vibrant and historic city neighbourhoods. This highly sought-after location offers residents an excellent range of local amenities, cultural attractions, and superb transport links, all within easy reach.

The area is home to many of Dublin's most notable landmarks, including the Irish Museum of Modern Art (IMMA), Kilmainham Gaol, the Royal Hospital Kilmainham, the new Children's Hospital at St. James's, and Heuston Station. Residents also benefit from a wide selection of cafés, restaurants, shops, and recreational amenities nearby, while the LUAS Red Line and numerous Dublin Bus routes provide convenient access to the city centre and beyond.

FOURTH FLOOR



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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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