

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald



58 Rialto  
Cottages, Rialto,  
Dublin 8, D08  
CDH2

**BER D1**

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald are delighted to present a wonderful opportunity to acquire a modern and stylish one-bedroom period cottage with loft room in the very sought after area of Rialto Cottages. No. 58 has been well maintained and modernized over the years with well-proportioned accommodation throughout the home. Which is further enhanced by a well-appointed courtyard garden.

Upon entering this charming property, you're greeted by a light-filled and spacious living room which boasts generous proportions. Featuring a front-facing window, fireplace with inset log burning stove, stairs to the loft room with built-in storage below and leading to both the main bedroom and the kitchen area. The bedroom is of good size with a rear facing window and laminate flooring.

The kitchen/dining area itself has lots of natural light which is provided via a side facing window and glass panelled door to the courtyard garden. The kitchen is fitted with matching base & wall units with ample hardwood worktop space, tiled splashback, inset sink with mixer tap, free standing oven with gas hob, plumbing for dishwasher, space for free standing fridge/freezer and tiled flooring.

Located just off the kitchen is a well-appointed bathroom which has recently been refitted to an extremely high standard by the current owners. It comprises of an Opaque window to the side aspect, WC, feature vanity unit with centered basin and mixer tap, double walk-in shower with fixed glass screen, mains fed shower, beveled tiled splashback and mosaic marble flooring.

Moving to the first floor we come to a generously sized loft room which is currently used as the main bedroom for the home. The room itself features two Velux skylights, ample eave storage and original timber flooring.

This completes the accommodation of this beautiful home.



## Accommodation

**Entrance** Opening from the front door into the open plan living/dining room with stairs to the loft room and understairs storage.

**Living Room** 3.87m x 3.00m (12'8" x 9'10"): Window to the front aspect, feature fireplace with inset log burning stove, stairs to the loft room with built-in understairs storage, wall mounted radiator, laminate flooring and lead to both the bedroom and the kitchen area.

**Main Bedroom** 2.50m x 2.50m (8'2" x 8'2"): Double bedroom with window to the rear aspect overlooking the courtyard garden, wall mounted radiator and laminate flooring.

**Kitchen** 2.24m x 2.42m (7'4" x 7'11"): Fitted with matching base & wall units with ample hardwood worktop space, tiled splashback, inset sink with mixer tap, free standing oven with gas hob, plumbing for dishwasher, space for free standing fridge/freezer, tiled floor coverings, rear door to the courtyard garden and opening to the well-appointed bathroom.

**Bathroom** 2.35m x 1.67m (7'9" x 5'6"): Fitted with an Opaque window to the side aspect, WC, feature vanity unit with centered basin and mixer tap, double walk-in shower with fixed glass screen, mains fed shower, bevelled tiled splashback and mosaic marble flooring throughout.

**Loft Room** 4.13m x 3.55m (13'7" x 11'8"): Bright & spacious loft room with two Velux skylights, access to the eaves storage, timber panelling and original timber floorboards.





### Outside:

The southwest facing courtyard garden is extremely private, offering low-maintenance outdoor living, which is finished with terracotta tiling, timber fence, garden store with plumbing for washing machine/dryer and a retractable awning for shade and comfort year-round. Permit parking is provided on-street in front of this beautiful city home.

### Special Features & Services

- Turnkey Condition
- Recently Refitted Bathroom
- Loft Room
- Courtyard Garden
- HIVE heating system

**BER** BER D1, BER No. 112249222

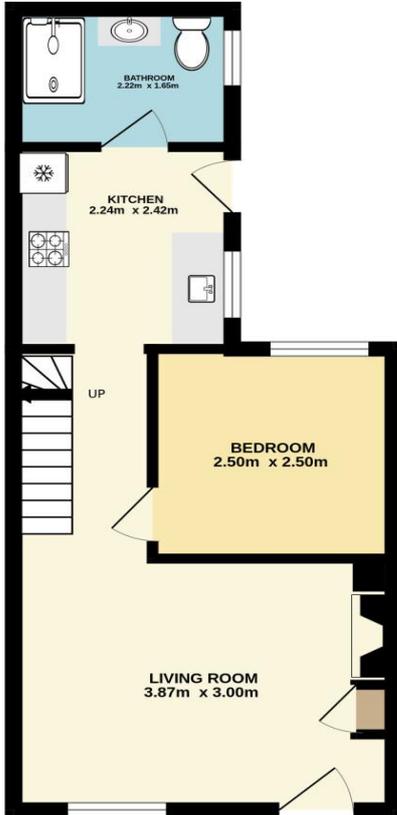


**Location:**

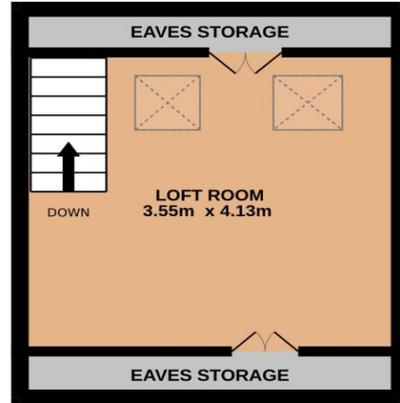
Rialto Cottages is ideally located in Rialto, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

[sherryfitz.ie](http://sherryfitz.ie)

**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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