

For Sale

Asking Price: €285,000

Sherry
FitzGerald



Apt 22, Chandlers Guild,
169-171 James Street,
Dublin 8,
D08 FCX8

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apartment No.22 Chandlers Guild to the market. Situated in this attractive and secure development close to the city center and St. James. No.22 is a bright and spacious one bedroom apartment located on the first floor with allocated parking and a good-sized private balcony.

On entering the property, we come to a spacious entrance hall, which opens to the main bedroom, family bathroom, built in storage and the living room. The main living room itself is of good size, with a rear facing window, door to the private balcony, laminate flooring and leading through to a sizeable kitchen area.

The kitchen itself is fitted with matching base/wall units with ample worktop space, built-in electric oven, electric hob with extractor above, stainless steel sink with mixer tap, plumbing for washing machine, space for free standing fridge freezer and laminate flooring.

The bedroom is a great sized double bedroom with ample built in storage, laminate flooring and a rear facing window. The family bathroom is fitted with a deep fill bath with shower above, wash hand basin with mixer tap, WC, towel rail and tiled floor coverings.

Outside: There is a private balcony which has overlooks the external communal grounds which is accessed via a door from the living room. One allocated parking space is also included in the sale which is situated behind electrically operated gates for added security.



Special Features & Services

- Secure Parking
- Sizeable Living Accommodation
- Double Bedroom
- Private Balcony

Accommodation

Entrance Hall 1.00m x 3.18m (3'3" x 10'5"): Opening to the living room, bedroom, family bathroom and two storage cupboards.

Living Room 5.08m x 3.26m (16'8" x 10'8"): Great sized living room with window/door to the rear aspect opening to the balcony, laminate flooring, wall mounted electric radiator and leading through to the kitchen area.

Kitchen 1.66m x 3.33m (5'5" x 10'11"): Fitted with matching base/wall units with ample worktop space, built-in electric oven, electric hob with extractor above, stainless steel sink with mixer tap, plumbing for washing machine, space for free standing fridge freezer and laminate flooring.

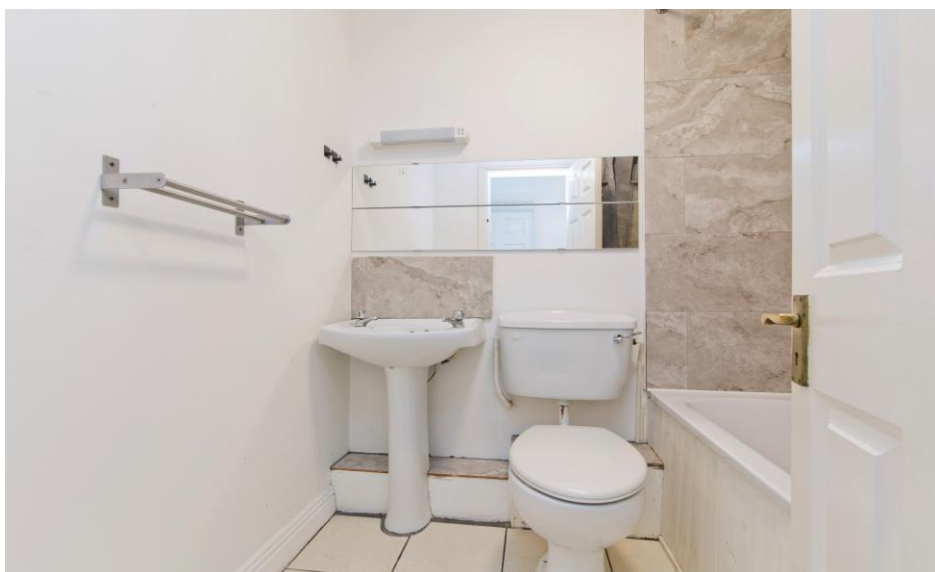
Bedroom 1 3.98m x 3.09m (13'1" x 10'2"): Sizeable double bedroom with window to the rear aspect, built in wardrobes, electric wall mounted radiator and laminate flooring.

Bathroom 1.67m x 2.28m (5'6" x 7'6"): Fitted with a deep fill bath with shower above, wash hand basin with mixer tap, WC, towel rail and tiled floor coverings.

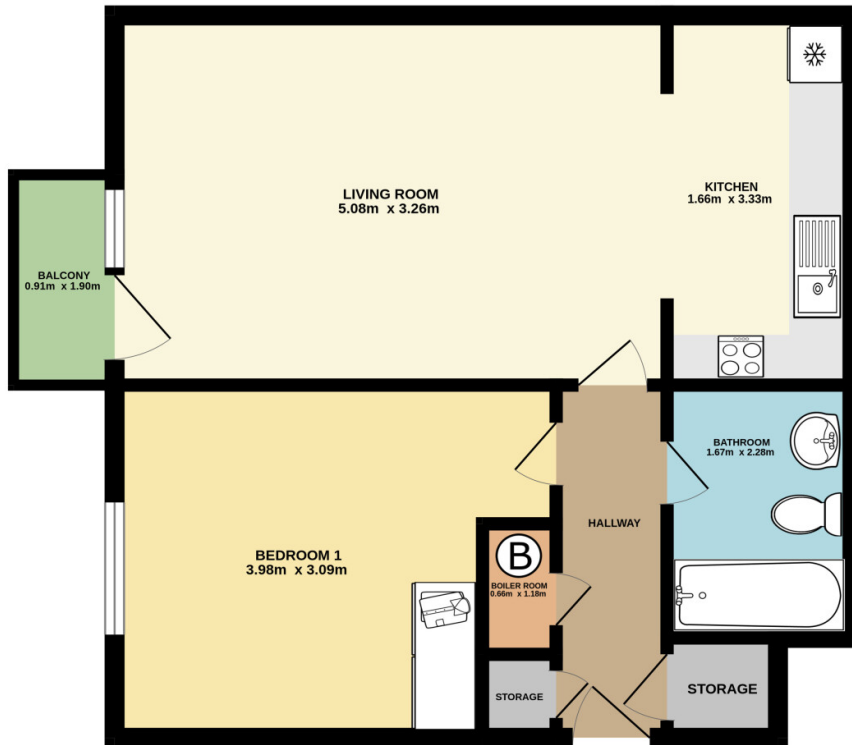
Parking One allocated parking space which is situated behind electrically operated gates.

Location:

Chandler's Guild is a fine development ideally located in a cultural location within Dublin city within distance of a host of a local amenities and public transport. Local attractions include the Museum of Modern Art, Kilmainham Gaol Museum., The Royal Kilmainham Hospital and Heuston Station. The development is also within walking distance to St James Hospital and the site of the New Childrens Hospital and the red LUAS line.



FIRST FLOOR



Not to scale. Identification only
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NEGOTIATOR

Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice on
mortgages talk to
Calra Kivlehan
T: 01 643 1400
M: 087 9267460
E: carla.kivlehan@sherryfitz.ie

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