

For Sale

Asking Price: €325,000

Sherry
FitzGerald



Apt 31A, Lansdowne Valley,
Slievebloom Road,
Drimnagh,
Dublin 12,
D12 KC59

BER C2

sherryfitz.ie



Sherry FitzGerald is delighted to present Apartment 31A Lansdowne Valley to the market; a stunning two-bedroom apartment located on the top floor of this highly desirable development close to Drimnagh. This meticulously presented, contemporary apartment boasts quality fixtures and fittings throughout and is presented in excellent decorative order.

On entering this charming property, we come to a spacious entrance hall, which leads to the two beautifully appointed double bedrooms, WC/utility room, a large storage cupboard/hot press and to the open plan living/dining room.

The real hub of the home is the bright and spacious open plan living/dining room, which is a great space for family dinners and entertaining. The attention to detail is second to none and has been finished to an extremely high standard. The Kitchen area is fitted with matching base/wall units, with ample worktop space, matching splashback, integrated appliances, built in electric oven, induction hob with extractor above, inset sink with mixer-tap and laminate flooring.

Bedroom One is a well-appointed double bedroom benefiting from a large rear facing window, built-in wardrobe, carpeted floor coverings and opening to the en-suite bathroom. The en-suite bathroom is finished to a high standard with a sizeable corner shower unit with glass doors, mains fed brushed gold rainfall shower with separate handle, WC, feature vanity unit, inset sink with brush gold mixer-tap, decorative wall lighting and tiled floor-to-ceiling. Bedroom Two mirrors the spaciousness of the main bedroom with rear facing window, wall-mounted radiator, space for free standing wardrobe and laminate flooring.

The WC/Utility room is fitted with base & wall units with ample worktop space, tiled splashback, wall mounted vanity unit, inset sink with mixer-tap, a WC, plumbing for a washing machine and tiled flooring.

This finishes the accommodation of this one-of-a-kind and beautiful apartment.



Accommodation

Entrance Hall 1.67m x 3.71m (5'6" x 12'2"): Opening from the front door to a spacious hallway which leads to the two beautifully appointed double bedrooms, WC/utility room, a large storage cupboard/hot press and to the open plan living/dining room.

Open Plan Living Room/Dining Room 4.14m x 6.51m (13'7" x 21'4"): The room itself boasts generous proportions with a front facing bay window allowing an abundance of natural light into this great space, with a wall-mounted radiator and laminate flooring.

Kitchen 2.94m x 2.38m (9'8" x 7'10"): Fitted with matching base/wall units, with ample worktop space, matching splashback, integrated appliances, built in electric oven, induction hob with extractor above, inset sink with mixer-tap and laminate flooring.

Bedroom 1 2.98m x 4.72m (9'9" x 15'6"): Generous double bedroom with a large rear facing window, built in wardrobe, carpeted floor coverings and opening to the en-suite bathroom.

Ensuite 1.95m x 1.86m (6'5" x 6'1"): Fitted with a sizeable corner shower unit with glass doors, mains fed brushed gold rainfall shower with separate handle, WC, feature vanity unit, inset sink with brush gold mixer-tap, decorative wall lighting and tiled floor-to-ceiling.

Bedroom 2 2.87m x 3.87m (9'5" x 12'8"): Sizeable double bedroom with a window to the rear aspect, wall-mounted radiator, space for free standing wardrobe and laminate flooring.

WC / Utility Room 1.72m x 2.23m (5'8" x 7'4"): Fitted with base & wall units with ample worktop space, tiled splashback, wall mounted vanity unit, inset sink with mixer-tap, a WC, plumbing for a washing machine and tiled flooring.

Hot Press* 1.03m x 1.25m (3'5" x 4'1"): Fitted with a wall mounted gas fired combi boiler and provides additional storage for the property.





Outside:

This secure, gated development further benefits from underground parking and well-maintained paved communal gardens.

Special Features & Services

- Turnkey Condition
- Fully Refurbished In 2025
- Newly Fitted Integrated Appliances
- Open Plan Living Space
- Two Double Bedrooms
- Allocated Parking Space
- 68 Sqm

BER BER C2, BER No. 111941290

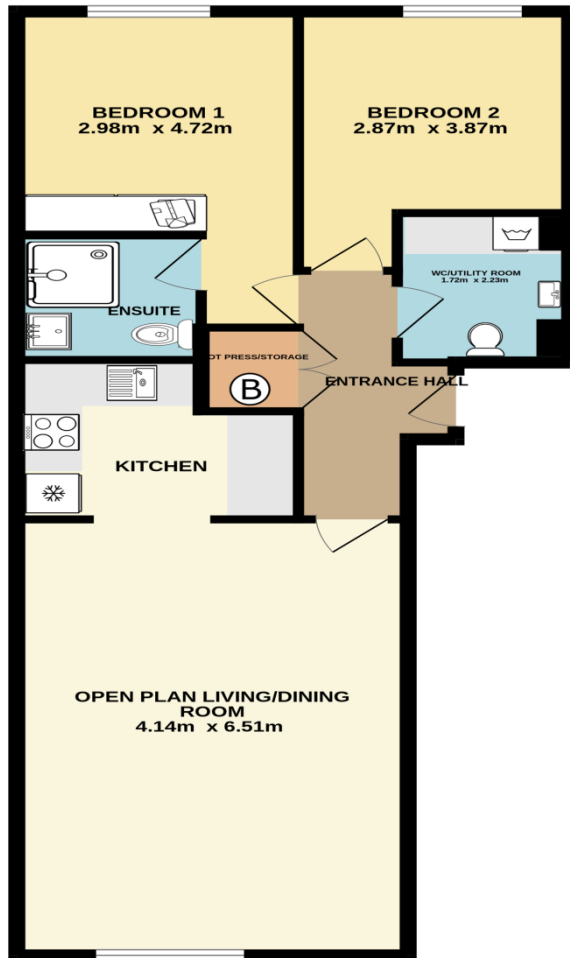


Location:

The location is second to none being within just a short stroll of an abundance of excellent amenities within easy reach making this a truly desirable location. Minutes from the LUAS line and many other transport routes offering easy access to the M50, Heuston Station and all the amenities that the city has to offer. Some other notable amenities easily accessible from this property include St. James' Hospital, the new children's hospital, The Phoenix Park, The War Memorial Gardens, IMMA and Kilmainham Gaol.



TOP FLOOR



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MORTGAGE ADVICE

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PSRA Registration No. 002183