

For Sale

Asking Price: €450,000

Sherry
FitzGerald



APT 19, The Old
Chocolate
Factory,
Kilmainham

BER B2

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt. 19 The Old Chocolate Factory, Kilmainham Square to the market. A bright spacious three-bedroom apartment ideally located in this private development in the heart of Kilmainham.

Opening from the front door to a spacious hallway, which leads to all three bedrooms, family bathroom, two storage cupboards and the living room. The living room which is of good size with a large front facing window allowing lots of natural light throughout.

Kitchen is fully fitted with a mixture of high gloss and wooden base/wall units with ample worktop space, intergraded fridge/freezer, built in electric oven, gas hob with extractor above, stainless steel sink with mixer tap, plumbing for dishwasher, tiled flooring and opening to the main living room and utility room which is plumbed for a washing machine/dryer.

Bedroom 1 is a sizeable double bedroom with window to front aspect, built in wardrobes, wall mounted radiator, laminate flooring and opening to the en-suite.

En-suite is fitted with wall hung loo, vanity unit with inset sink, corner shower unit with glass shower screen and tiled floor to ceiling.

Bedroom 2 is again a sizeable double bedroom with window to front aspect, built in wardrobe and laminate floor coverings.

Bedroom 3/Office is an exceptionally large room with multiple of uses, window to front aspect and laminate floor coverings.

This predominately owner-occupied development sits on beautiful landscaped communal gardens offering tranquil surroundings in one of Dublin's most popular suburbs.



Accommodation

Entrance Hall 1.23 x 6.46: Opening from the front door to a spacious hallway which leads to all bedrooms, family bathroom, two storage cupboards and the living room.

Living Room 4.75 x 3.90: Great sized living space with window to the front aspect, wall mounted radiators and laminate flooring.

Kitchen 2.51 x 2.75: Fitted with a mix of high gloss and wooden units base/wall units with ample worktop space, intergraded fridge/freezer, built in electric oven, gas hob with extractor above, stainless steel sink with mixer tap, plumbing for dishwasher, tiled flooring and opening to the main living room and utility room.

Bedroom 1 5.38 x 2.80: Sizable double bedroom with window to front aspect, built in wardrobes, laminate flooring and opening to the en suite bathroom.

En-Suite 1.63 x 1.54: Fitted with a corner shower unit with glass shower screen, wall hung loo, wash hand basin with mixer tap and tiled floor to ceiling.

Bedroom 2 3.75 x 2.52: Sizable double bedroom with window to front aspect, built in wardrobes and laminate flooring.

Bedroom 3 / Office 6.03 x 5.60: Sizable double bedroom / office with window to front aspect and laminate flooring.

Family Bathroom 2.51 x 1.14: Fitted with deep fill bath, shower above, feature vanity unit with inset sink, wall hung loo and tiled floor to ceiling.

Parking Is provided via the underground parking space and is allocated.



**Location:**

The Old Chocolate Factory/Kilmainham Square is ideally located in the heart of Kilmainham, a cultural location in Dublin city within a short distance of a host of local amenities and public transport including Luas. Local attractions within a short walking distance include the Museum of Modern Art, Kilmainham Gaol Museum., The Royal Kilmainham Hospital and Phoenix Park. St. James' Hospital, the new Children's hospital and Heuston Station are minutes away.

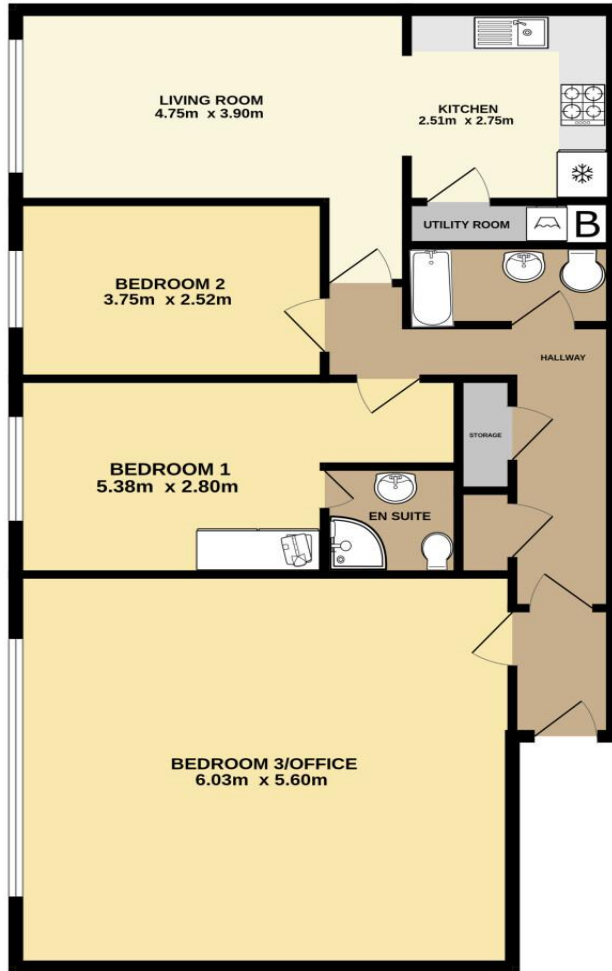
Special Features & Services

- Spacious Accommodation
- Three Bedrooms
- B2 Rated
- Gas Central Heating
- Car Parking

BER BER B2, BER No. 118333012



FIRST FLOOR



Not to scale, identification only
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