

For Sale

Asking Price: €375,000

Sherry
FitzGerald



67 James's Walk,
Rialto,
Dublin 8,
D08 Y2T7

BER C1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish one-bedroom period cottage on James's Walk. No. 67 has been fully refurbished to an extremely high standard, with well-proportioned useable 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 with handmade timber staircase to first floor gallery landing and an abundance of understairs storage. Leading down to the impressive living room which boasts generous proportions, featuring two front-facing window & a rear facing window overlooking the south facing courtyard garden, an array of bespoke built-in storage, inset spotlights, wall mounted column radiators, polished concrete flooring, opening to the downstairs WC and steps leading to the kitchen/dining room.

The open plan kitchen/dining room, which has been tastefully refitted in recent years. The attention to detail is second to none and it has been finished to an extremely high standard. The kitchen/dining area itself has lots of natural light which is provided via a large roof lantern and side facing window.

The kitchen is fitted with an array of matching base/wall units, with ample Formica worktop space, built in electric oven, gas hob with extractor above, space for fridge/freezer, plumbing for dishwasher, built in bench seating with storage, inset sink with mixer tap, inset spotlights, roof lantern, porcelain tiled flooring and rear door to the courtyard garden.

Moving to the first floor, you'll find a spacious main bedroom and a well-appointed en-suite bathroom.

The main bedroom is a generously sized double bedroom with a large rear facing window, newly fitted bespoke built-in wardrobes and hardwood flooring. The en-suite bathroom is located just off the bedroom and is fitted with a sizable shower with glass shower screen, WC, wall mounted feature vanity unit with inset sink & mixer tap and tiled flooring.



Accommodation

Entrance Opening from the front door with a bespoke handmade timber staircase to first floor gallery landing and steps down to the beautifully appointed and spacious open plan living room.

Living Room 5.23m x 6.40m (17'2" x 21'): Dual aspect living room with double glazed timber windows to the front & rear aspects, beautifully finished with inset spotlights, an array of bespoke built-in storage, concrete polished flooring, steps up to the kitchen area and opening to the downstairs WC.

Kitchen Dining Room 2.89m x 3.90m (9'6" x 12'10"): Fitted with an array of matching base/wall units, with ample Formica worktop space, built in electric oven, gas hob with extractor above, space for fridge/freezer, plumbing for dishwasher, built in bench seating with storage, inset sink with mixer tap, inset spotlights, roof lantern, porcelain tiled flooring and rear door to the courtyard garden.

WC 2.18m x 2.09m (7'2" x 6'10"): Fitted with WC, wall mounted wash hand basin with mixer tap, extractor fan, inset spotlights and polished concrete flooring.

Landing Opening to the bedroom and finished with handmade timber staircase and additional built-in storage.

Bedroom 3.25m x 3.68m (10'8" x 12'1"): Sizeable double bedroom with a large window to the rear aspect, bespoke built-in wardrobes, wall mounted column radiator, hardwood timber flooring and opening to the en-suite bathroom.

En-suite Bathroom 2.38m x 1.89m (7'10" x 6'2"): Opaque side-facing floor to ceiling window, fitted shower with glass shower screen, WC, feature vanity unit with inset sink with mixer tap, access to the eave storage and tiled floor coverings.





Outside:

A delightfully private south facing courtyard garden located just off the kitchen area, which has been finished to an extremely high standard with ample bin storage, all weather power socket and outside water tap.

Parking is provided to the front of the property on the street in from of the home, which has also been wired for an electric car charging unit.

Special Features & Services

- Full Refurbished Cottage
- Re-Wired 2023
- Re-Plumbed 2023
- Open Plan Living
- Bespoke Woodwork Throughout
- South Facing Courtyard Garden
- Off-Street Parking

BER BER C1, BER No. 118733153

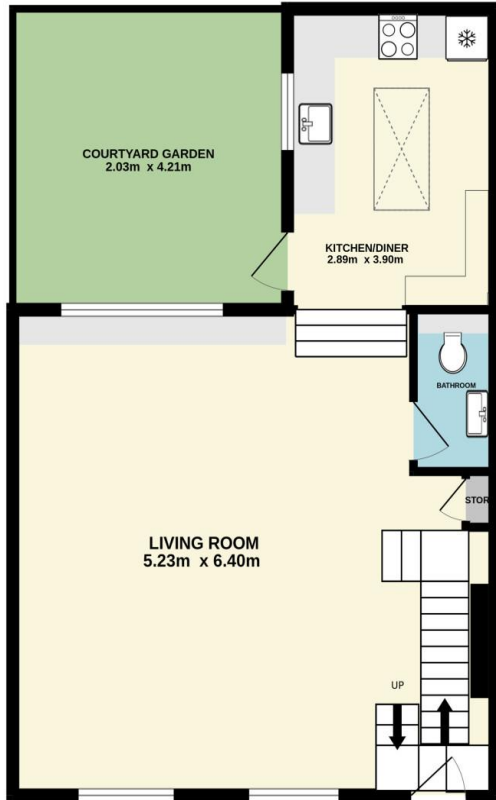


Location:

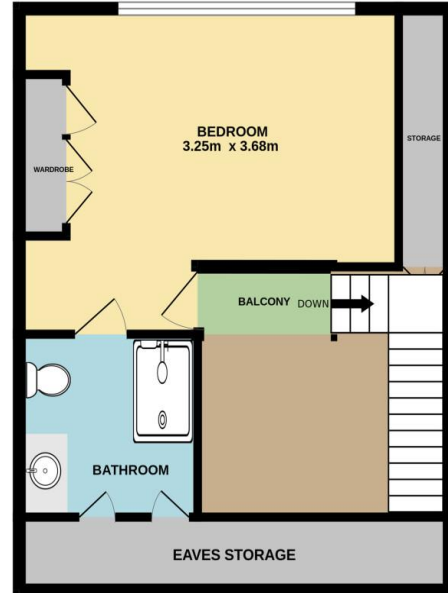
James's Walk is ideally located in Rialto, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix 62025



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

MORTGAGE ADVICE

SOLICITOR

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.
PSRA Registration No. 002183