

# For Sale

Asking Price: €350,000

Sherry  
FitzGerald



APT 15, Seven Oaks,  
Sarsfield Road, Dublin 10,

BER C1

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



Sherry FitzGerald are delighted to introduce Apartment No.15 Seven Oaks to the market. Situated in this attractive and secure development close to Kilmainham. No.15 is a spacious two-bedroom apartment with lots of natural light with the added benefit of a private balcony and parking.

On entering the property, we come to a spacious entrance hall, which opens to both bedrooms, family bathroom and the open plan kitchen/living room. The open plan kitchen/living room itself is of good size with double doors to the balcony and leading through to a sizeable kitchen area. The kitchen is fitted with matching base/wall units, ample worktop space with inset sink, space for free standing fridge/freezer, space for dishwasher, electric hob with extractor above and tiled floor coverings.



Bedroom One is a generously sized double bedroom with a rear-facing window, built-in wardrobe providing ample storage and laminate floor coverings. Bedroom Two is a good sized second bedroom offering also a rear-facing window, a built in wardrobe, and laminate floor coverings.

The family bathroom is of good size and has been fitted with deep fill bath, shower above, glass shower screen, wall mounted WC. inset wash hand basin with mixer tap and tiled floor coverings.

Outside: The property benefits from having a sizeable private balcony to the rear of the property and secure undercroft parking with an allocated parking space is also included in the sale.



## Special Features & Services

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### Accommodation

**Entrance Hall** 3.25m x 1.97m (10'8" x 6'6"): Leading to the family bathroom, both sizeable bedrooms and the open plan kitchen/living room.

**Open Plan Kitchen/Living Room** 3.22m x 7.16m (10'7" x 23'6"): Bright and spacious living room with double doors to rear aspect giving access to the balcony. Kitchen fitted with matching base/wall units, ample work top space, integrated stainless steel sink with mixer tap, space for free standing dishwasher/washing machine/fridge, electric oven with hob and extractor fan above along with tiled backsplash, and tiled floor coverings.

**Bedroom 1** 2.86m x 4.80m (9'5" x 15'9"): Generous double bedroom with window to rear aspect, built in wardrobe, wall mounted radiator, built in storage, and laminate flooring.

**Bedroom 2** 2.09m x 4.80m (6'10" x 15'9"): Double bedroom with window to rear aspect, built in wardrobe and laminate flooring.

**Bathroom** 1.7m x 2.57m (5'7" x 8'5"): Fitted with deep fill bath, shower above, glass shower screen, wall mounted WC, inset wash hand basin with mixer tap and tiled floor coverings.



**BER** BER C1, BER No. 118145887



GROUND FLOOR  
54.8 sq.m. approx.



TOTAL FLOOR AREA : 54.8 sq.m. approx.  
Not to scale, identification only  
Made with Metropro (C)2025



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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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