

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald



13 Phoenix View,  
James Street,  
Dublin 8,  
D08 TR92

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



Sherry FitzGerald are delighted to bring Apartment 13, Phoenix View to the market. Set within this mature and well-regarded development on James's Street, this bright two-bedroom apartment offers an excellent opportunity for purchasers seeking a home in one of Dublin 8's most convenient and vibrant locations.

The accommodation extends to a welcoming entrance hall with timber flooring and radiator, providing access throughout. To the rear, a spacious living room benefits from excellent natural light and features double glazed doors opening onto a private balcony, creating a pleasant space to relax and enjoy the outdoors

Adjacent to this space is a fitted kitchen with a range of matching wall and floor units, ample storage and workspace, and a selection of essential appliances including a fridge/freezer, washing machine, oven and hob.

There are two bedrooms overlooking the rear of the development. The primary bedroom is a generous double room complete with fitted wardrobes and large windows. The second bedroom provides versatile accommodation and includes built-in storage. A fully tiled bathroom completes the accommodation and comprises a WC, ceramic wash hand basin and Triton electric shower



## Accommodation

**Hallway** Varnish wood flooring, leading to living area, bathroom and bedrooms. containing wall mounted radiator

**Sitting Room** 3.00m x 3.60m (9'10" x 11'10"): Leading from hallway, generously sized, wall mounted, with glass double doors leading to the balcony,

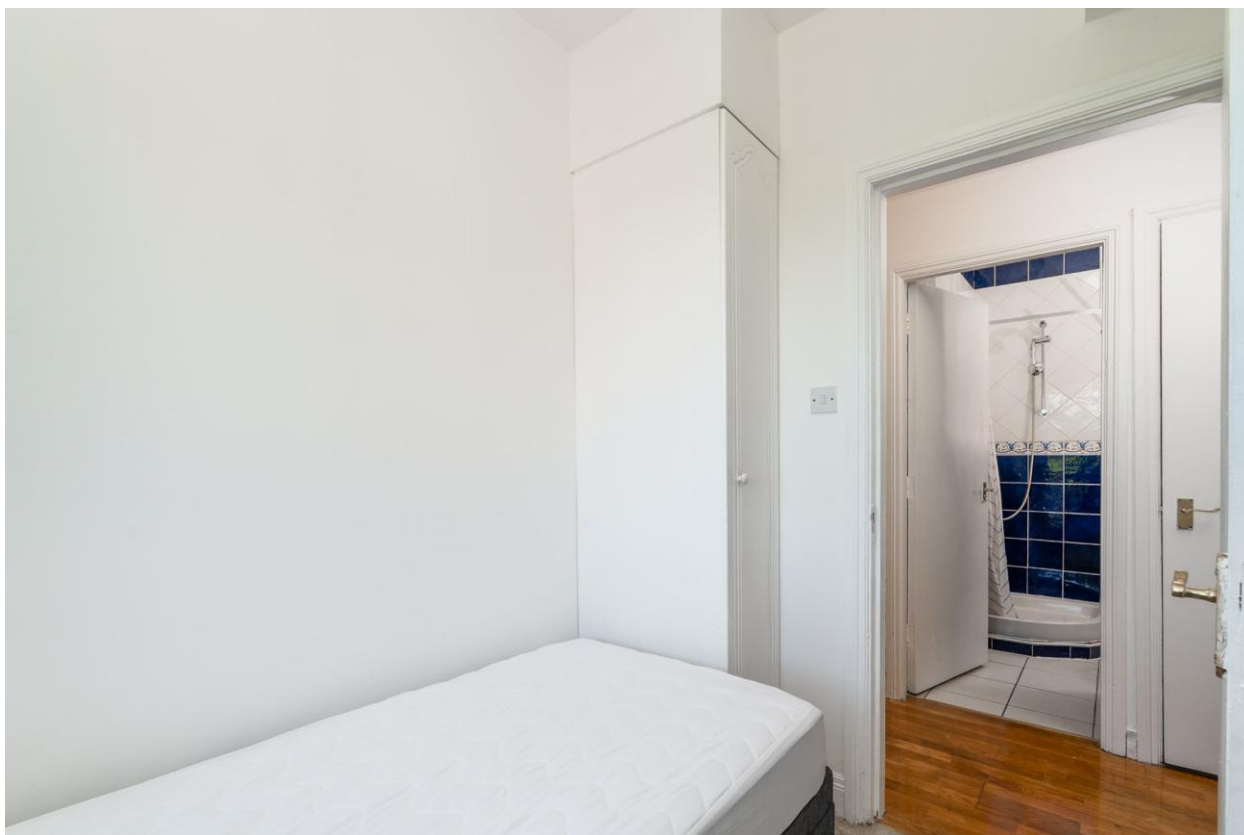
**Kitchen** 3.00m x 1.90m (9'10" x 6'3"): connected from the kitchen, fridge/freezer, matching base/wall units, standalone oven with hob, stainless steel tap with mixer tap, washing machine

**Bedroom 1** 1.80m x 2.60m (5'11" x 8'6"): carpet flooring, single bed with mattress, fitted wardrobe, window to rear aspect, wall mounted electric heater

**Bedroom 2** 2.50m x 3.60m (8'2" x 11'10"): double room, with carpet flooring, double bed with mattress, double window to rear aspect, fitted double wardrobes and wall mounted electric heater

**Bathroom** 1.60m x 1.90m (5'3" x 6'3"): porcelain tiled floor to ceiling, ceramic sink with mixed tap, electric triton shower, stand in shower with curtain, toilet





### Garden

The development benefits from a communal outdoor terrace to the rear, while the apartment itself enjoys a private balcony accessed directly from the main living room, providing an ideal space for outdoor dining and relaxation.

### Special Features & Services

- Soundproofed Bedrooms
- Insulated
- Electric Shower
- Recently Refurbished Kitchen
- Underground parking

**BER** BER D2, BER No. 100403005



### Directions

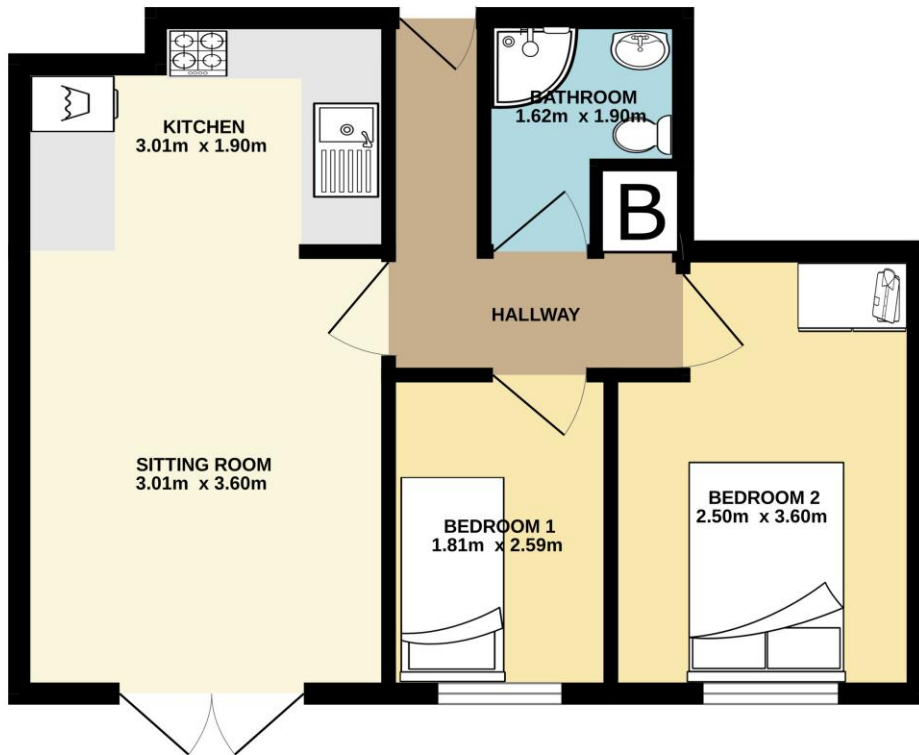
Phoenix View enjoys a prime position along James's Street, the same sought-after location as Apartment 209. Residents benefit from a wide selection of shops, cafés, restaurants and leisure facilities nearby, while Dublin City Centre is within comfortable walking distance. Excellent transport options are available with the LUAS Red Line and numerous Dublin Bus services close by. St. James's Hospital, Heuston Station, The Liberties and several third-level educational institutions are all easily accessible.



Combining a highly convenient address, well-proportioned accommodation and excellent connectivity, Apartment 13 is sure to appeal to first-time buyers, investors and those seeking a city base.



GROUND FLOOR  
36.2 sq.m. approx.



TOTAL FLOOR AREA : 36.2 sq.m. approx.  
Not to scale. Identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

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**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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