



57 Old Kilmainham Village
Bow Lane West
Kilmainham
Dublin 8

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C3



For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this very fine owner occupied two bedroom apartment. Extending to 59 Sq.m/635sq.ft this spacious apartment located behind secure gates, benefits from an ideal west facing aspect overlooking the lovely leafy banks of the Camac river. Set in the heart of Kilmainham and close to the Luas stops at St James and Heuston as well as the lovely Museum of Modern Art, this apartment offers the opportunity to balance the convenience of city living with easy access to parks and green areas that is rare in Dublin. Throughout the property has been well maintained and upgraded by the current owner. Viewing is strongly advised.

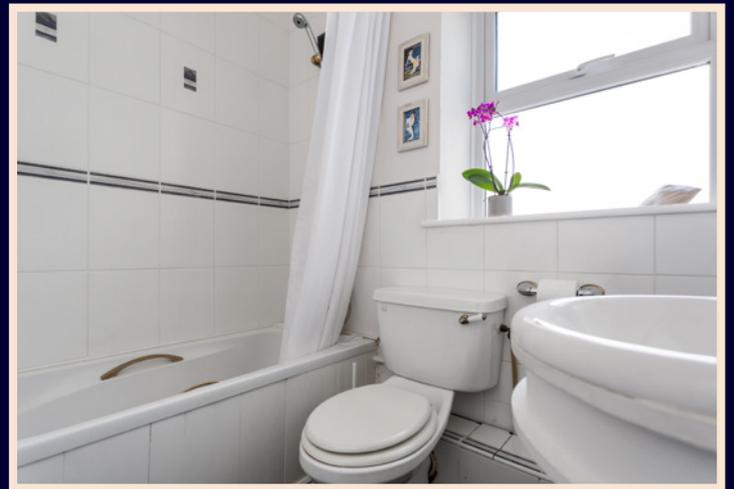
Upon entering one is welcomed by a hall leading to all the principal rooms, tucked away in the hall there is a hot press and storage area containing the washer/dryer. To the left a generous west facing and light filled living/dining area has a wonderful sylvan aspect through the large sliding door to a Juliet balcony. There is a well-equipped kitchen tucked away in the corner. A generous main bedroom has the benefit of large built-in wardrobes while the second bedroom also has the advantage of built-in storage. A well-equipped bathroom with window completes the accommodation. Outside the property has the benefit of one designated parking space.

Old Kilmainham Village is well located in the heart of Kilmainham just minutes' walk from the Luas stops at St James and Heuston, St James Hospital and the National Children's hospital, as well as a number of al fresco bars and eateries. The development is well established and boasts an attractive leafy private riverside walk along the banks of the Camac River. Situated just around the corner from the Royal Hospital Kilmainham, which is home to the Irish Museum of Modern Art and formal gardens and within an easy walk of Phoenix Park and the War Memorial Gardens there is a host of open green space on your doorstep which is a rarity in city centre Dublin. Around the corner the Heuston South Quarter development incorporates; a SuperValu shopping centre, Insomnia coffee shop and Anytime Fitness which is open 24/7. The city centre is a 20-minute walk away and there are frequent bus services.

SPECIAL FEATURES

- » Two bedroom first floor apartment
- » Extending to a generous 59sq.m/635sq.ft
- » Owner occupied apartment-no rent cap
- » Ideal west facing aspect
- » Light filled with excellent proportions
- » Triple aspect
- » Electric storage heating
- » Quiet, secure gated development
- » Designated parking space
- » Within a short stroll of Dublin's City Centre
- » Easy access to parks and green areas
- » Lovely communal gardens on the banks of the Camac
- » Close to St James hospital and the new National Children's hospital
- » 5 minute walk to two luas stops (St James & Heuston)





ACCOMMODATION

HALL

Wood effect flooring, ceiling light, chrome light switch, thermostat, fuse board, door to hot press, door to storage cupboard with Zanussi condenser dryer.

LIVING/DINING AREA

5.65m x 4.72m Max (18'6" x 15'5")

Wood effect flooring, curtain pole, coved ceiling, chrome light switch, ceiling light, electric heater, radiator cover, feature fireplace with the option of an electric fire, sliding door to Juliet balcony.

KITCHEN

2.51m x 2.11m (8'2" x 6'11")

Tiled floor, tiled splash back, built in painted wall and floor units in silver light, wine rack, Teka 4 ring hob, Zanussi 50:50 fridge freezer, Indesit washing machine, stainless steel extractor fan, Teka oven and stainless steel sink with draining board.

BEDROOM 1

3.33m x 3.1m (10'11" x 10'2")

Wood effect flooring, large built-in wardrobe, coved ceiling, chrome light switch, TV and wifi/telephone points, ceiling light, curtain pole, wall mounted electric heater.

BEDROOM 2

3.03m x 2.32m (9'11" x 7'7")

Wood effect flooring, chrome light switch, ceiling light, built in wardrobe, curtain pole, wall mounted electric heater.

BATHROOM

2.01m x 1.68m (6'7" x 5'6")

Tiled floor, part tiled walls, tongue and grooved panel bath, bath/shower mixer, w.c, sink with vanity unit, mirror medicine cabinet, ATC convector heater, towel ring.



OUTSIDE

Designated parking space:
Space no 25

MANAGEMENT COMPANY

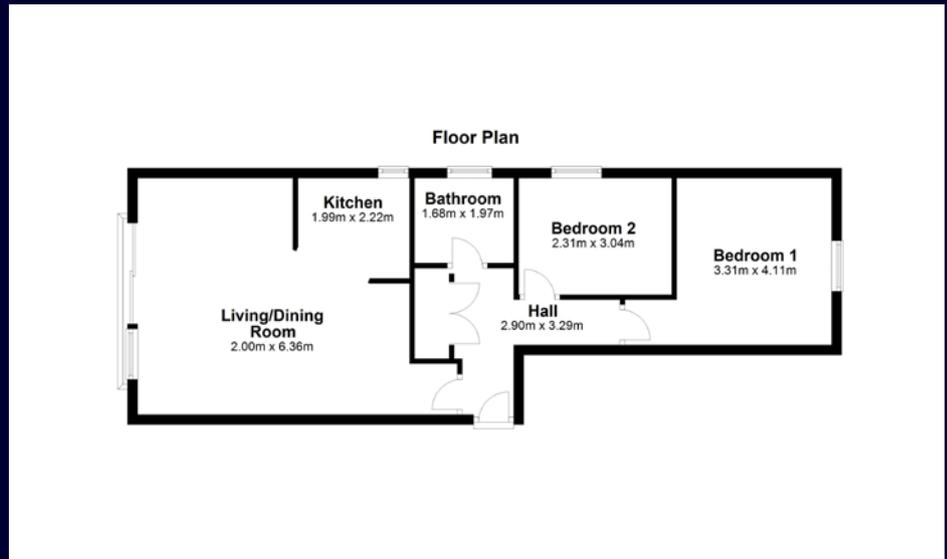
Bow Lane Management Ltd
€1,229.70 PA

BER DETAILS

Rating: C3
BER No: 114151657
Energy Performance Rating: 213.62 kWh/
m²/yr

VIEWING

Strictly by prior appointment with sole
selling agents. Hunters Estate Agent
Rathfarnham on 01 493 5410 or email:
rathfarnham@huntersestateagent.ie.



T 01 493 5410 E rathfarnham@huntersestateagent.ie W www.huntersestateagent.ie

1 Saint Marys Terrace, Rathfarnham, Dublin 14

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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