

# For Sale

Asking Price: €550,000

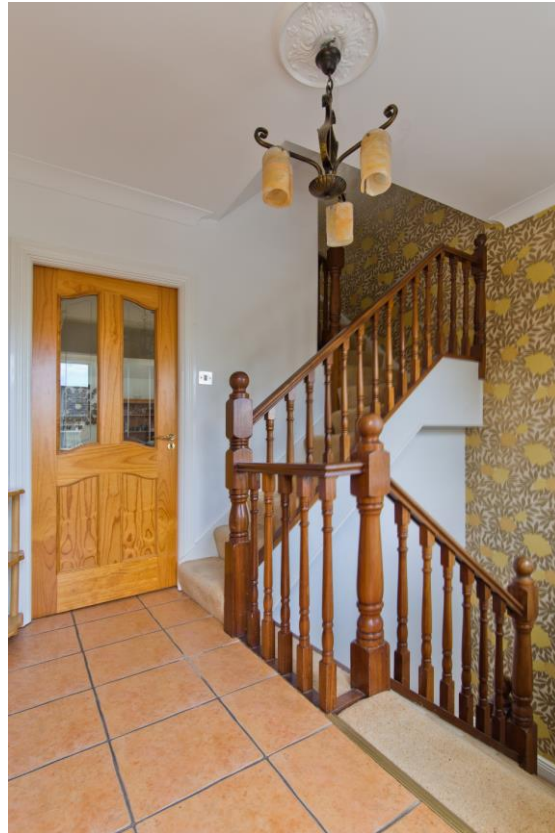
Sherry  
FitzGerald



53A Ashmount  
Court,  
Kilmainham,  
Dublin 8

BER D1

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish three-bedroom semi-detached family home on Ashmount Court. The property has been maintained to an extremely high standard, with well-proportioned useable accommodation over three floors and a private courtyard garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing and stairs leading to the lower level accommodation, opening to both the main living room and the open plan kitchen/dining area.

The real hub of the home is the sympathetically extended open plan kitchen/dining room, which has been added to the property by the current owner. The attention to detail is second to none and has been finished to an extremely high standard. The dining area itself has an abundance of natural light which is provided via two Velux skylights and a side facing window large which overlooks the courtyard garden.

The kitchen is fitted with an array of matching base/wall units, with ample worktop space, tiled splash back, integrated dishwasher, electric hob with extractor above, built in electric oven, inset stainless steel sink, plumbing for washing machine and finished with porcelain floor tiles.

Moving to the first floor, you'll find a spacious main bedroom with ample built in storage and a well-appointed en-suite bathroom. The en-suite is fitted with a feature vanity unit integrating an inset sink, WC, deep fill bath with shower above, shower screen, Velux roof light and tiled floor to ceiling.

Onto the lower level accommodation you will find two spacious double bedrooms and a fully fitted family bathroom. Both double bedrooms have windows to the rear aspect, built in wardrobes and laminate flooring. The main family bathroom is fitted with a large corner shower unit, WC, with a vanity unit integrating an inset sink, heated towel rail and tiled floor to ceiling.

Outside: The property benefits from gated side access to an enclosed west facing courtyard garden which has been finished with a raised decked area. Parking is provided via marked bays to the front of the property.



## Accommodation

**Entrance Hall** Opening from the front door to a bright and spacious entrance hall with stairs to both first floor and to the lower level accommodation. Also leading from the hallway is the main living room and kitchen.

**Living Room** 3.06m x 4.96 (10' x 4.96): Great sized living room with window to both front and rear aspect, feature fire place, and engineered timber flooring.

**Kitchen** 3m x 2.56m (9'10" x 8'5"): Fitted with matching base/wall units, ample work top space, inset steel sink with mixer taps, electric hob with extractor fan above, intergrated dishwasher, plumbed for washing machine and tiled floor coverings, leading to open plan dining room.

**Dining Room** 3.46m x 3.31m (11'4" x 10'10"): Window to side aspect, Velux skylights, rear door to courtyard garden and engineered timber flooring.

**Bedroom 1** 6.15m x 3.97m (20'2" x 13'): Spacious double bedroom with windows to front aspect, feature fire place, built in storage, opening to en suite, and engineered timber flooring.

**En suite** 3.26m x 1.78m (10'8" x 5'10"): Fitted with wash hand basin with mixer tap, built in vanity unit, WC, deep fill bath with shower above, tiled floor to ceiling.

**Bedroom 2** 2.90m x 3.10m (9'6" x 10'2"): Spacious double bedroom with window to rear aspect, built in storage, and laminate floor coverings.

**Bedroom 3** 2.91m x 3.10 (9'7" x 3.10): Spacious double bedroom with window to rear aspect, built in storage, and laminate floor coverings.

**Family Bathroom** Window to front aspect, fitted with WC, wash hand basin with mixer tap, built in vanity unit, shower unit, and tiled floor to ceiling.

**Outside** To the front of the property is private parking. To the rear is a private court yard with the dining room leading to a patio space and the remainder being fitted with raised decking.





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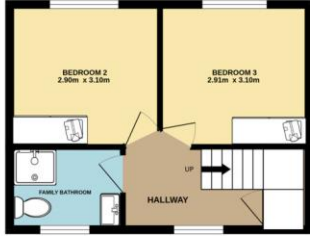


**Location:**

The location of this home is fantastic being within just a short stroll of a wealth of amenities both social and essential including an abundance of shops, bars and restaurants. The discerning purchaser would also be in close proximity to St James's Hospital, the new Children's Hospital site and a selection of Dublin Bus Routes, Luas and Heuston Station, and many of the city's main business headquarters around St. Stephens Green and the IFSC.



BASEMENT



GROUND FLOOR



1ST FLOOR



Not to scale, identification only  
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