

For Sale

Asking Price: €285,000

Sherry
FitzGerald



Apartment 33, Block A,
Cameron Court,
Cork Street,
Dublin 8,
D08 C7Y4

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt 33A Cameron Court to the market. Situated on the top floor in this attractive and secure development on Cork Street. No. 33 is sure to appeal to first time buyers and investors looking to purchase within minutes' walk of Dublin's city centre.

Upon entry, the property features a spacious entrance hall that leads to a well-proportioned double bedroom, a family bathroom, a generous storage cupboard and into the main living room which has uninterrupted views to the Dublin mountains.

The primary living space is the open-plan kitchen and living room, which benefits from abundant natural light and a thoughtfully designed layout. The kitchen is fully fitted with a combination of matching base & wall units, extensive worktop surfaces, space for fridge/ freezer, built-in electric oven, induction hob with extractor, stainless steel sink with mixer tap, plumbing for a dishwasher, and tiled flooring.

Bedroom One is a well-appointed double bedroom benefiting from a large rear facing window, built in wardrobes, electric wall mounted radiator and laminate flooring.

The Family bathroom has been finished to a high standard and is fitted with a deep fill bath with shower above, WC, wash hand basin with mixer tap and tiled floor to ceiling.

This finishes the accommodation through this beautiful top floor apartment.



Special Features & Services

- Top Floor Apartment
- Uninterrupted Views to The Dublin Mountains.
- Open Plan Kitchen/Dining Room
- Sizeable Double Bedroom
- Large Balcony Located Off the Living Room

Accommodation

Entrance Hall 3.41m x 1.12m (11'2" x 3'8"): Opening from the front door into a spacious entrance hall which leads to the living room, bedroom, family bathroom, hot press and a large storage cupboard.

Bathroom 2.23m x 1.66m (7'4" x 5'5"): Fitted with a deep fill bath with shower above, wash hand basin with mixer tap, WC, extractor fan and tiled flooring

Kitchen 2.99m x 2.94m (9'10" x 9'8"): Fitted with matching base/wall units with ample worktop space, built in electric oven, electric hob with extractor above, space for inset fridge/freezer, plumbing for washing machine and tiled flooring.

Living Room 5.50m x 2.99m (18'1" x 9'10"): Generous sized living room with window to the rear aspect with views to the Dublin mountains, laminate flooring and door to the balcony.

Bedroom 1 4.08m x 2.84m (13'5" x 9'4"): Sizeable double bedroom with window to the rear aspect, built in wardrobes and laminate flooring.

Storage 0.88m x 1.14m (2'11" x 3'9"): A dedicated space which is ideal for those larger items that need to be put away.

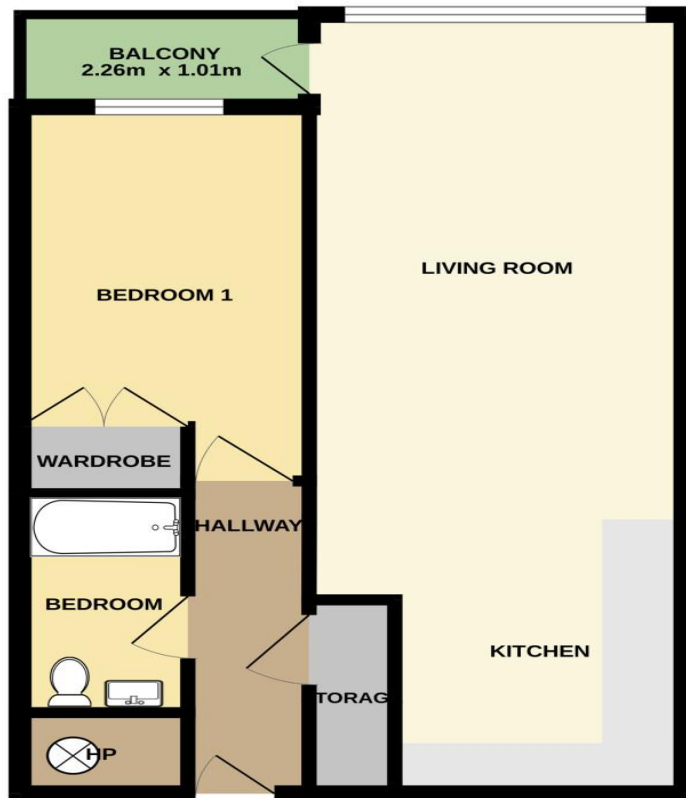
Balcony 2.79m x 0.8m (9'2" x 2'7"): A large, enclosed balcony nestled between the living room/ the bedroom finished with timber decking and great uninterrupted views to the Dublin mountains.



Location:

Superbly located, situated on Cork Street within a 15-minute walk to the city centre and St Stephen's Green. The LUAS red line is a short stroll while several prime bus routes pass along Cork Street ensuring quick and easy access throughout Dublin and its environs. The immediate area is home to excellent restaurants and cafes. The New Children's Hospital is under construction close by and a new City Park has just been developed on Cork Street.

TOP FLOOR



Not to scale, Identification only
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MORTGAGE ADVICE

SOLICITOR

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PSRA Registration No. 002183