

# For Sale

Asking Price: €250,000

Sherry  
FitzGerald



Apt 14, Glenmalure Court,  
Rialto,  
Dublin 8,  
D08 F209

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



Sherry FitzGerald is delighted to introduce Apartment No. 14 Glenmalure Court to the market. Situated in this attractive and secure development close to Rialto and St. James. No.14 is a bright and spacious one bedroom apartment located on the ground floor.

On entering the property, we come to a spacious entrance hall, which opens to the main bedroom, family bathroom, built in storage and the living room. The main living room itself is of good size, with a window to the rear aspect which overlooks the communal gardens, and leading through to the kitchen area.

The kitchen itself is fitted with matching base/wall units, ample worktop space with tiled splash back. stainless street sink with mixer tap. built in electric oven, electric hob with extractor above, plumbing for washing machine, space for free standing fridge/freezer and lino floor coverings

The bedroom is a good-sized double bedroom with window to rear aspect, built in wardrobes and laminate flooring.

The bathroom is fitted with handwash basin, WC, corner shower unit with glass screen, and tiled floor to ceiling.

Outside: To the rear of the property there are well maintained communal gardens and a secure main entrance from James Walk.



## Special Features & Services

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### Accommodation

**Entrance Hall** 0.87m x 3.48m (2'10" x 11'5"): Opening from the front door to the inner hallway which leads to the double bedroom, family bathroom, hot press and the living room.

**Bedroom** 2.71m x 3.49m (8'11" x 11'5"): Sizeable double bedroom with window to rear aspect overlooking the communal gardens, built in storage and laminate floor coverings.

**Bathroom** 2.1m x 1.68m (6'11" x 5'6"): Fitted with handwash basin, WC, corner shower unit with glass screen, and tiled floor to ceiling.

**Living Room** 4.77m x 3.01m (15'8" x 9'11"): Window to rear aspect again overlooking the communal gardens, electric wall mounted radiator, laminate flooring and leading to the kitchen area.

**Kitchen** 1.74m x 2.40m (5'9" x 7'10"): Fitted with matching base/wall units, ample worktop space with tiled splash back, stainless street sink with mixer tap, built in electric oven, electric hob with extractor above, plumbing for washing machine, space for free standing fridge/freezer and lino floor coverings.

**Outside** The communal area is well kept with secure letter boxes in the buildings entrance hall and maintained gardens to the rear.



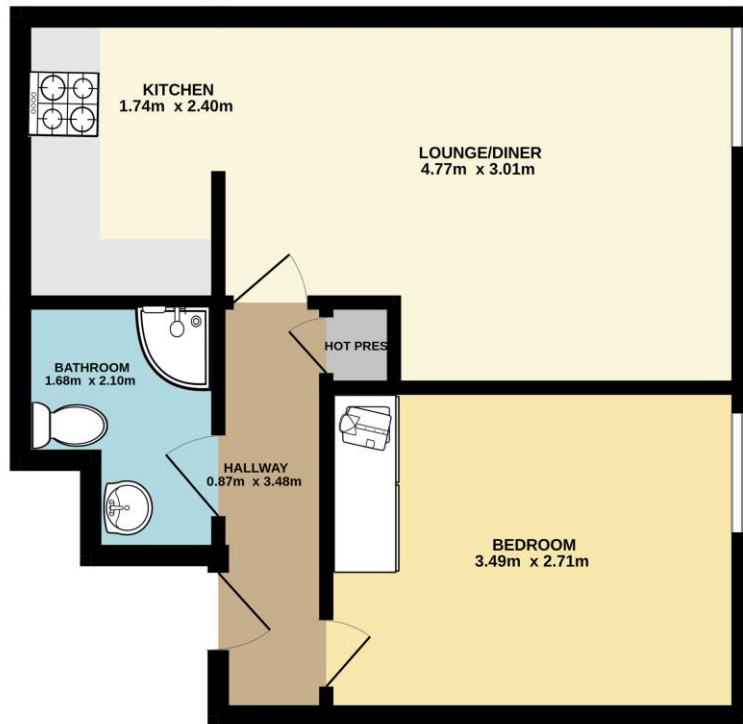
**BER** BER D2, BER No. 118300821

### Location:

The location is second to none being within just a short stroll of an abundance of excellent amenities within easy reach making this a truly desirable location. Minutes from the LUAS line and many other transport routes offering easy access to the M50, Heuston Station and all the amenities that the city has to offer. Some other notable amenities easily accessible from this property include St. James' Hospital, the new children's hospital, The Phoenix Park, The War Memorial Gardens, IMMA and Kilmainham Gaol.



GROUND FLOOR



Not to scale. Identification only  
Made with Metropix F2025



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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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