

For Sale

Asking Price: €225,000

Sherry
FitzGerald



Flat 1,
22A James's Street,
Dublin 8,
D08 E9T7

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Flat 1, 22A James's Street to the market. Situated in a unique development close to the city center and St. James's. Flat 1 is a bright and spacious one bedroom apartment located on the first floor.

Opening from the front door into a spacious entrance hall leading to the main bedroom, bathroom, hot press, open plan kitchen/living room and finished with semi-solid wood flooring, ample storage and shelving. The open plan kitchen/living room itself is of good size, with two front facing triple glazed windows, semi-solid flooring and leading to the kitchen area.

The kitchen itself is fitted with matching base & wall units, ample quartz worktop space, tiled splash back, undermount sink with mixer-tap, an array of built-in appliances, electric oven, induction hob with extractor above, separate larder with electrical sockets for appliances, wall-mounted electric radiator and semi-solid wood flooring.

The bedroom is a generous double bedroom with an Opaque window to the rear, space for free standing wardrobe, wall-mounted electric radiator and semi-solid wood flooring. The bathroom is fitted with a sizeable shower unit with glass panel door, electric shower, wall-mounted electric towel rail, a WC, feature vanity unit with inset sink & mixer-tap, LED daylight panel lighting and tiled flooring.

This completes the accommodation in this attractive and well-presented apartment.



Special Features & Services

- Ideal Location Close to City Center
- First Floor Apartment
- Generous Double Bedroom
- Recently Refurbished
- 33.8 Sqm

Accommodation

Hallway 0.98m x 4.05m (3'3" x 13'3"): Opening from the front door into a spacious entrance hall leading to the main bedroom, bathroom. hot press, open plan kitchen/living room and finished with semi-solid wood flooring, ample storage and shelving.

Kitchen/Living Room 3.96m x 4.14m (13' x 13'7"): Good-sized open plan room with two front facing triple glazed windows. The kitchen area is fitted with matching base & wall units, ample quartz worktop space, tiled splash back, undermount sink with mixer-tap, an array of built-in appliances, electric oven, induction hob with extractor above, separate larder with electrical sockets for appliances, wall-mounted electric radiator and semi-solid wood flooring.

Bedroom 3.07m x 3.04m (10'1" x 10'): Generous double bedroom with an Opaque window to the rear, space for free standing wardrobe, wall-mounted electric radiator and semi-solid wood flooring.

Bathroom 2.96m x 1.24m (9'9" x 4'1"): Fitted with a sizeable shower unit with glass panel door, electric shower, wall-mounted electric towel rail, a WC, feature vanity unit with inset sink & mixer-tap, LED daylight panel lighting and tiled flooring.

Hot Press 0.57m x 0.85m (1'10" x 2'9"): Fitted with a wall-mounted water heater and plumbing for a washing machine.

Outside On-street permit parking is available to residence.

Outside:

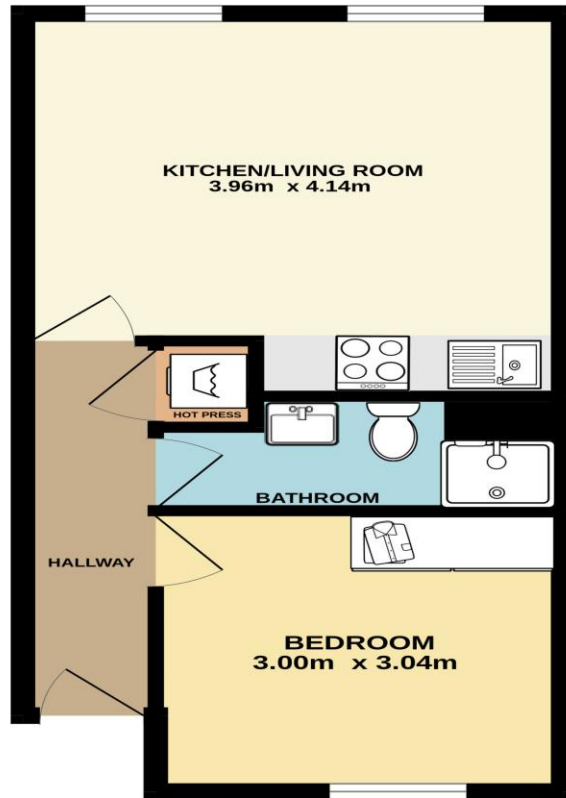
On-street permit parking is available to residence.

BER BER D2, BER No. 113692552

Location: Flat 1 22A James's Street is ideally located in a cultural location within Dublin city and in walking distance of a host of a local amenities and public transport. Local attractions include the Museum of Modern Art, Kilmainham Gaol Museum., The Royal Kilmainham Hospital and Heuston Station. The property is also within walking distance to St James Hospital and the site of the New Children's Hospital and the red LUAS line.



FIRST FLOOR



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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