

21A METROPOLITAN  
APARTMENTS,  
**KILMAINHAM**  
**DUBLIN 8**

FOR SALE BY PRIVATE TREATY

2 bed, 1 bath apartment

58 sq m/625 sq ft

01 496 7954

AMV €295,000

**BER C2**

114327752

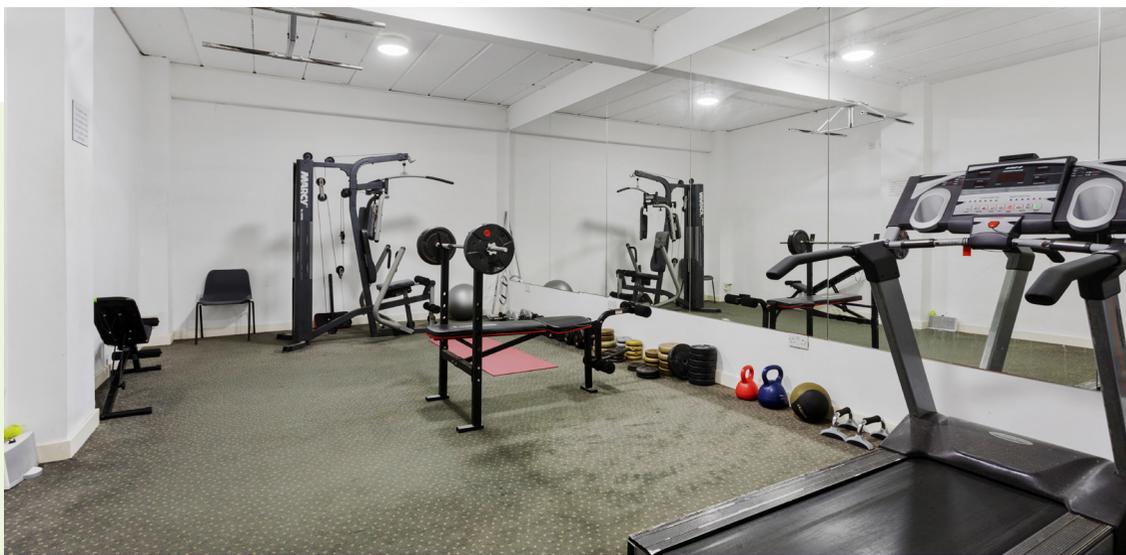
Hopkins Ward Estate Agents are bringing this 2-bedroom, 1-bathroom apartment to the market in excellent condition. Recently refurbished, the apartment benefits from dual aspect windows and large floor to ceiling windows. Due to these large windows and the apartments' dual aspect, there is an abundance of natural light and ventilation throughout.

The current owners have made some lovely additions to the property including a built-in storage unit in the entrance hallway. The building was constructed in 2005 and is built around a central internal courtyard with mature plants and natural light. The apartment is accessed via your own door within the central courtyard, which is an unusual feature in any apartment development. Although accessed via the ground floor, this own door apartment is located on the 2nd floor of the building.

There are solid oak wooden floors throughout the apartment with the exception of the bedrooms which are carpeted. The bathroom is tiled with round mosaic-style tiles and the kitchen has dark slate tiles on the floor.



Viewings are strictly by appointment. Reach out to book a viewing slot.



The apartment benefits from one designated car parking space. Residents also have access to a fully fitted, private gym. Measuring to c58 square meters, the accommodation comprises a large entrance hallway with built-in storage and large storage cupboard, large living room and kitchen with views over the communal gardens and Camac River, 2 bedrooms and one bathroom.

Located on the Inchicore Road in Kilmainham, the development is within minutes' walk of all the amenities offered in Kilmainham including Kilmainham Gaol. Dublin 8, with Kilmainham in particular, is proving to be a very popular area due to the proximity to a large number of amenities, public transport and easy access to the city centre. Located within 2 kms of St Stephens Green, the area benefits from many public parks including Royal Kilmainham Hospital (which houses IMMA and hosts concerts), War Memorial Gardens and Phoenix Park.



The area is well served by public transport with several bus routes nearby and the Red LUAS line is within easy reach at either Blackhorse or Suir Road stops. Also, within easy reach are the M4, M7 & M50 providing access to several locations

# FLOOR PLANS AND DIMENSIONS

## Entrance Hallway: (1.53m x 2.73m) + (1.22m x 3.10m)

The L-shaped entrance hallway comes with solid wooden floors, additional built-in storage units, separate storage cupboard and hot press.

## Living Room: (2.62m x 4.78m) + (2.85m x 5.40m)

The large L-shaped living room benefits from large floor to ceiling double glazed windows ensuring ample light and ventilation into the room. There are views over the Camac River. The solid wooden floors run through the hallway into the living room area.

## Kitchen: (2.01m x 2.41m)

The kitchen has been recently refitted and comes with tiled floors and partly tiled walls. There are wall and floor units on 3 walls providing ample storage and counter top space in the U-shaped kitchen. Also included are electric hob and oven with extractor fan, integrated 50/50 fridge freezer, washer/dryer, dishwasher and stainless-steel sink. There is a large window overlooking the communal gardens, which allow natural light and ventilation.

## Bedroom 1: (2.71m x 4.23m)

Double bedroom with carpeted floor and built-in double wardrobe. There are large floor to ceiling windows overlooking the Camac River. Another window allows a double aspect with ample natural light and ventilation.

## Bedroom 2: (2.06m x 3.50m)

Single bedroom currently in use as a home office with carpeted floor and built-in double wardrobe. There is a large window allowing natural light and ventilation.

## Bathroom: (1.99m x 2.53m)

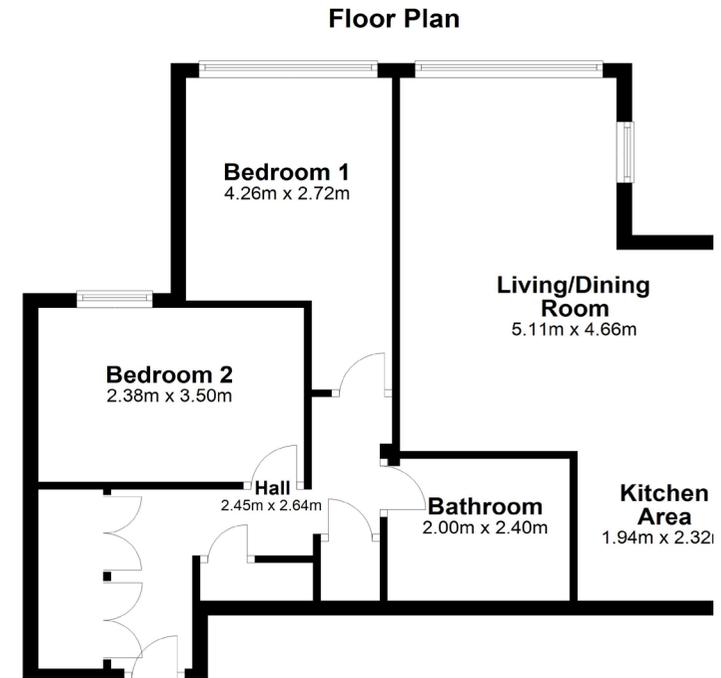
Large bathroom with mosaic tiled floor, bath with shower attachment, partly tiled walls, WC, wash hand basin, shaving light and extractor fan.

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