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FLOOR AREA: 91 sqm (980 sqft)
BER BER C1 (105568356)
VIEWING BY APPOINTMENT ONLY
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ASKING PRICE
€350,000

FOR SALE BY PRIVATE TREATY
58 SMITHFIELD VILLAGE,
SMITHFIELD, DUBLIN 7.

PSRA licence No: 001347

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DESCRIPTION

CITY LIVING AT ITS BEST : THE IDEAL APARTMENT

Number 58 comprises an extremely spacious c.91sq.m (1061 sq.ft.), two double bedroom, 3rd floor Apartment in the heart of Smithfield Village. The property has been superbly renovated , making full use of its generous proportions and light filled orientation, with superb storage throughout. It now offers would be buyers a turnkey property of the highest of specifications, including a new top of the range Rointe Kyros fully controllable efficient heating system

Accommodation briefly consists of: entrance hall, open plan living/ dining/kitchen,separate full utility room, two double bedrooms, two bathrooms (one en suite). The light, bright, property further benefits from its south easterly aspect in the open plan area, and the westerly facing balcony off the master bedroom.

LOCATION

The convenience of the location cannot be overstated with the City Centre within walking distance, and it enjoys a host of amenities in the area, including shops, bars and restaurants. The LUAS is located just minutes away, and Heuston Station is a close two stops away. This property would be ideal for owner occupiers and investors alike.

ACCOMMODATION

Entrance Hall 3.53m (11'7") x 1.1m (3'7")

Generous entrance hall with carpet, intercom: coat hanging closet

Bedroom 1 2.92m (9'7") x 3.57m (11'9")

Light filled double bedroom with westerly aspect, built in wardrobes.

Bedroom 2 4.28m (14'1") x 3.68m (12'1")

Master bedroom with carpet, built in wardrobe, bright west facing balcony with seating and en suite.

Ensuite 1.8m (5'11") x 1.8m (5'11")

Elegant fully tiled bathroom, with w.c, w.h.b and bath.

Utility 1.92m (6'4") x 1.17m (3'10")

Off the hall, and separate from the living/dining/kitchen space, with washer and dryer, shelving/storage areas.

Family Bathroom 2.06m (6'9") x 1.65m (5'5")

Beautifully presented, fully tiled, with large shower, w.c, and w.h.b,

Kitchen/Dining Room 5.55m (18'3") x 3.65m (12'0")

The kitchen/dining area comes with high gloss fitted units with tiled splash back, all of the appliances are integrated and include, fridge/freezer, dishwasher, microwave, double oven and hob. The kitchen further benefits from a breakfast counter with additional storage presses. There is a spacious dining area with floor to ceiling window and ample space for its six seater table.

Living Room 4.09m (13'5") x 3.73m (12'3")

The kitchen/dining room leads directly to the very spacious open plan living area with electric fireplace, recess lighting and wooden floor. This room comes with the added benefit of dual aspect floor to ceiling windows which flood the room with light.

Home Study/Reading/Workspace Alcove: 2.34m (7'8") x 1.18m (3'10")

Off the Living Room is a very clever reading alcove/study space, with fitted desk and bookcase.

All fitted carpets, washing machine and dryer, are included in the sale.

FEATURES

- **Superb Location**
- **Newly refurbished throughout**
- **High Spec finish**
- **Sunny Aspect**
- **Balcony**
- **Low energy Rointe Kyros heating system.**
- **2 spacious bedrooms with master ensuite**
- **Separate fully plumbed utility**
- **Service Charge €2555.45**
- **Lift**

