

# For Sale

Asking Price: €295,000

Sherry  
FitzGerald



100 The Tramyard, Spa  
Road, Inchicore, Dublin 8,

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a bright and spacious two-bedroom ground floor apartment, which benefits from ground floor access to the front and the security/light of a first-floor aspect to all windows in The Tramyard. No.100 has been well maintained over the years to an extremely high standard, with well-proportioned useable accommodation throughout the property. Which is further enhanced by a newly fitted kitchen and family bathroom.

Upon entering the property, you're greeted by a spacious entrance hall which leads to both double bedrooms, the family bathroom, utility room, built in storage and the living/dining room. The living room/dining room is of good size and is filled with an abundance of natural light from the large rear facing window. The kitchen is located off the main living room, which has been recently been remodeled with an array of matching base/wall units, ample worktop space, built in electric oven with induction hob above, plumbing for dishwasher and space for free standing fridge/freezer.

Bedroom 1 is a generously sized double bedroom with rear facing window, built-in wardrobe and laminate floor coverings. Bedroom 2 is a generously sized double bedroom with rear facing window, built-in wardrobe and laminate floor coverings. The family bathroom is complete with a deep fill bath with shower above, glass shower screen, WC, feature vanity unit, inset sink with mixer tap and tiled floor to ceiling.

Outside: The property benefits from a secure allocated parking space and mature communal areas.



## Accommodation

**Entrance Hall** 1.68m x 3.3m (5'6" x 10'10"): Opening from the front door into a spacious hallway leading, to both double bedrooms, family bathroom, built in storage, utility room and the living/dining room.

**Sitting/Dining** 4.00m x 4.69m (13'1" x 15'5"): Sizeable living space with window to rear, laminate flooring and leading to the newly fitted kitchen.

**Kitchen** 2.87m x 1.68m (9'5" x 5'6"): Fitted with matching base/wall units, ample worktop space, built in electric oven with induction hob above, plumbing for dishwasher and space for free standing fridge/freezer.

**Utility Room** 1.76m x 0.61m (5'9" x 2'): Plumed for washing machine and built in shelving.

**Bedroom 1** 3.00m x 4.85m (9'10" x 15'11"): Sizable double bedroom, window to rear aspect, storage units, and laminate floor coverings.

**Bedroom 2** 2.37m x 4.65m (7'9" x 15'3"): Sizable double bedroom, window to rear aspect, storage units, and laminate floor coverings.

**Bathroom** 1.98m x 2.35m (6'6" x 7'9"): Fitted with a deep fill bath with shower above, glass shower screen, WC, feature vanity unit, inset sink with mixer tap and tiled floor to ceiling.

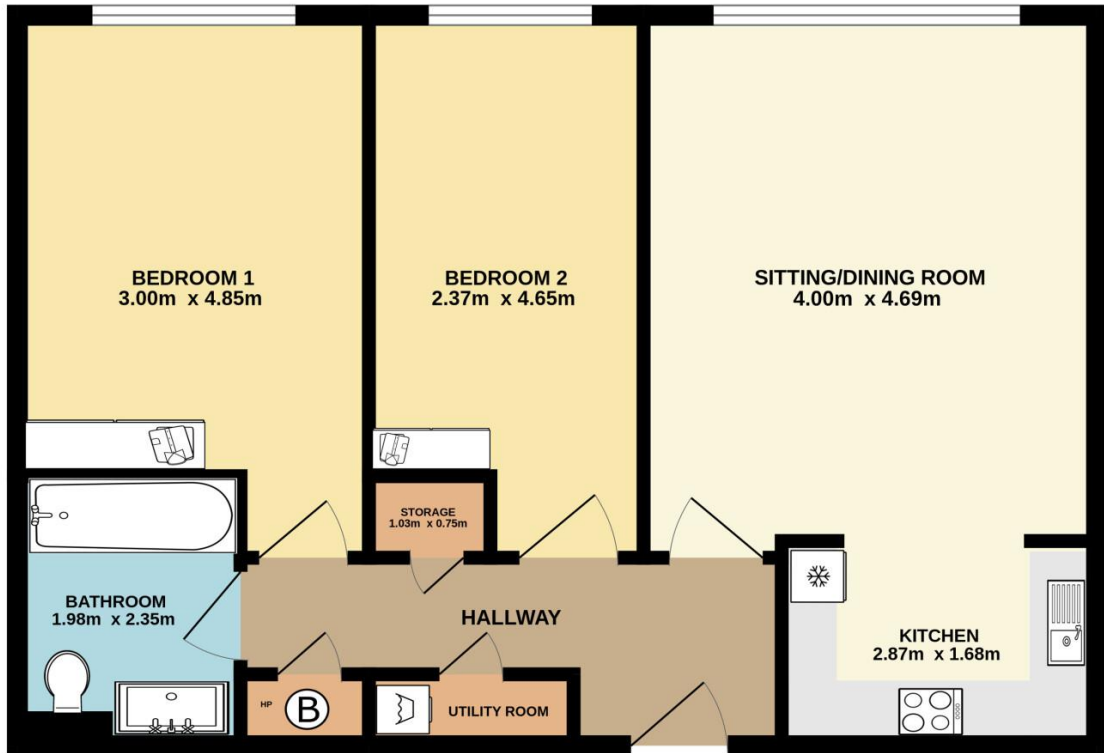
**Outside** The property benefits from a secure allocated parking space and mature communal areas.

**BER** BER C2, BER No. 117704155

**Location** The Tramyard is located within a secure gated development, situated off Emmet Road in the heart of the popular Inchicore village. It has the added attraction of two Luas stops, a number of main bus routes and the city centre all within close proximity with both St James Hospital and the Phoenix park are also within a stone's throw. The M50 is also easily accessible easing your daily commute.



## GROUND 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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