

For Sale

Asking Price: €400,000

Sherry
FitzGerald



Apt 33, The Old Chocolate Factory,
Kilmainham Square,
Kilmainham,
Dublin 8,
D08 CX89

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to introduce **Apt. 33 The Old Chocolate Factory, Kilmainham Square** to the market. A bright spacious two-bedroom two bath apartment ideally located in this private development in the heart of Kilmainham.

Upon entry, the property features a spacious entrance hall that leads to two well-proportioned double bedrooms (one with an en-suite), a family bathroom, two generous storage cupboards, a larder, and leads into the dual-aspect main living space. High ceilings throughout the apartment offer ample natural light and contribute to a sense of space and openness in each room.

The primary living space is the open-plan kitchen and living room, which benefits from abundant natural light and a thoughtfully designed layout. The kitchen is fully fitted with a combination of high-gloss and wooden base and wall units, extensive worktop surfaces, an integrated fridge/freezer, built-in electric oven, gas hob with extractor, stainless steel sink with mixer tap, plumbing for a dishwasher, and tiled flooring. Attention to detail and quality finishes are evident throughout the apartment.



Bedroom One is a well-appointed double bedroom benefiting from a large front facing window, built in wardrobes, carpeted flooring and opening to the en-suite bathroom. The en-suite bathroom is finished to a high standard with a large shower unit with sliding glass shower door, a WC, a wash hand basin with mixer-tap and tiled flooring. Bedroom Two mirrors the spaciousness of the main bedroom with a rear facing window, built in wardrobes and carpeted flooring. The Family bathroom has been maintained to a very high standard and is fitted with a deep fill bath with mixer tap, shower above, glass shower screen, WC, wall mounted wash hand basin with mixer tap, granite ledge for toiletries and tiled floor to ceiling.



Accommodation

Entrance Hall 1.24m x 1.90m (4'1" x 6'3"): Opening from the front door to a spacious hallway which leads to both double bedrooms, family bathroom, two storage cupboards and into the main living room.

Kitchen 2.93m x 3.11m (9'7" x 10'2"): Fitted with a mix of high gloss and wooden units base/wall units with ample worktop space, integrated fridge/freezer, built in electric oven, gas hob with extractor above, stainless steel sink with mixer tap, plumbing for dishwasher, tiled flooring and opening to the main living room.

Bedroom 1 3.84m x 3.64m (12'7" x 11'11"): Sizable double bedroom with window to front aspect, built in wardrobes, carpeted floor coverings and opening to the en-suite bathroom.

Ensuite 2.36m x 0.92m (7'9" x 3'): Fitted with a good sized shower unit with glass sliding shower door, wall hung loo, wash hand basin with mixer tap and tiled floor to ceiling.

Bedroom 2 3.60m x 3.41m (11'10" x 11'2"): Sizable double bedroom with window to side aspect, built in wardrobes and carpeted floor coverings.



Family Bathroom 2.18m x 1.72m (7'2" x 5'8"): Fitted with a deep fill bath with mixer tap, shower above, glass shower screen, WC, wall mounted wash hand basin with mixer tap, granite ledge for toiletries and tiled floor to ceiling.

Cloakroom 1.23m x 0.8m (4' x 2'7"): Ideal additional storage and house's the wall mounted gas fired combi boiler.

Larder 0.77m x 1.06m (2'6" x 3'6"): Great sized larder providing additional storage for the home and is ideally located close to the kitchen.

Storage 1.74m x 0.77m (5'9" x 2'6"): A dedicated space which is ideal for those larger items that need to be put away...

Parking Allocated parking is provided in a secure setting located in the gated underground carpark for the development. The parking space ideally located due to its close proximity to the lift.



The Development:

This predominately owner-occupied development sits on beautiful landscaped communal gardens offering tranquil surroundings in one of Dublin's most popular suburbs.

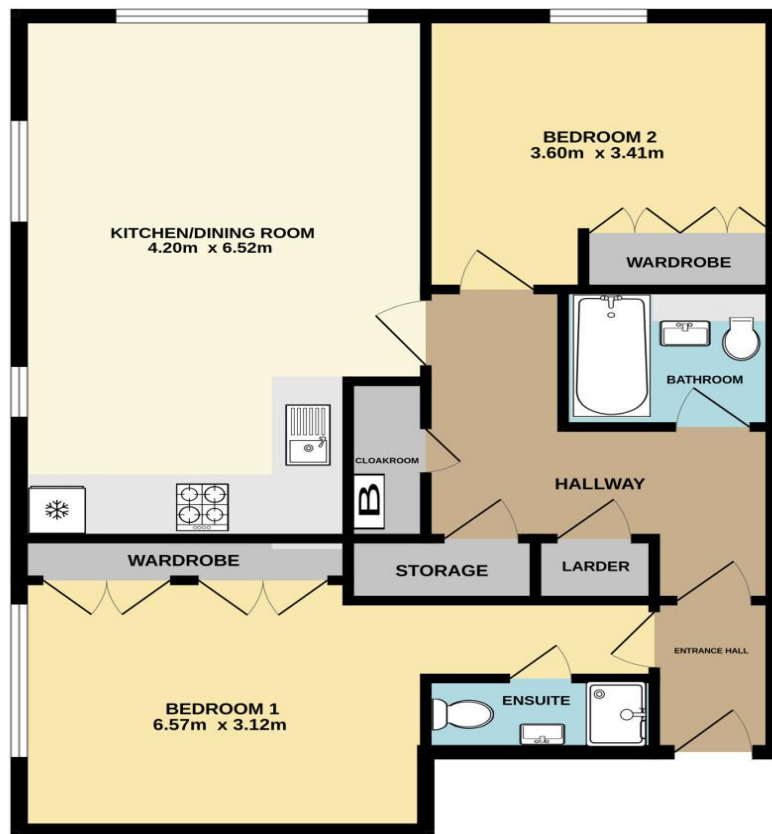
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Location

The Old Chocolate Factory/Kilmainham Square is ideally located in the heart of Kilmainham, a cultural location in Dublin city within a short distance of a host of local amenities and public transport including Luas.

Local attractions within a short walking distance include the Museum of Modern Art, Kilmainham Gaol Museum., The Royal Kilmainham Hospital and Phoenix Park. St. James' Hospital, the new Children's hospital and Heuston Station are minutes away.

SECOND FLOOR



Not to scale, identification only
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Special Features & Services

- Exceptional Floor Space
- High Ceilings
- Open Plan Living
- Two Double Bedrooms
- En-suite Bathroom
- Allocated Underground Parking

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**NEGOTIATOR**

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MORTGAGE ADVICE**SOLICITOR**

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