

For Sale

Asking Price: €285,000

Sherry
FitzGerald



Apt 9,
2 Herberton Street,
Rialto
Dublin 8,
D08 NX96

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apartment No.9, 2 Herberton Street, to the market. Situated in this attractive and secure development close to Rialto and St. James. No.9 is a bright and spacious one bedroom apartment located on the second floor with a large south facing balcony.

On entering the property, we come to a spacious entrance hall, which opens to the main bedroom, family bathroom, built in storage and the living room. The main living room itself is of good size with south facing with windows to the front & side aspect, door to the balcony, laminate flooring and leading through to the kitchen area.

The kitchen is fitted with matching base/wall units, ample granite worktop space, built in electric oven, electric hob with extractor above, integrated fridge/freezer, integrated dishwasher, built in washing machine and finished with tiled floor coverings.

The bedroom is a great sized double bedroom with a large south facing window to the front aspect, a door leading to the balcony, built in wardrobes and laminate flooring. The family bathroom is fitted with a deep fill bath with shower above, wall hung wash hand basin, WC, heated towel rail and tiled floor to ceiling.

This completes the living accommodation throughout this beautiful home.



Accommodation

Entrance Hall 1.76m x 2.88m (5'9" x 9'5"): Opening from the front door into a spacious hallway which leads to the bedroom, family bathroom and a large storage cupboard.

Storage 2.38m x 0.96m (7'10" x 3'2"): Located just off the hallway which provides ample storage and housing the wall mounted gas fired combi boiler.

Living Room 4.92m x 4.40m (16'2" x 14'5"): Good sized living room with dual aspect windows to the front/side aspects allowing an abundance of natural light into the room and finished with laminate flooring, door to the balcony and opening through to the kitchen area.

Kitchen 2.67m x 2.24m (8'9" x 7'4"): Fitted with matching base/wall units, ample granite worktop with inset sink, an array of built in appliances, electric hob with extractor above and tiled floor coverings.

Bedroom One 2.96m x 4.87m (9'9" x 16'): Sizeable double bedroom with floor to ceiling window/door to front aspect opening to the balcony, built-in wardrobes and laminate flooring.

Balcony 3.82m x 1.44m (12'6" x 4'9"): Good sized balcony finished with glass panelling, timber decking and can be accessed from the living room and the bedroom.





Outside:

The property itself benefits from a south facing balcony which can be accessed off the main living room and from the bedroom. The balcony is finished with timber decking, an aluminium handrail with glass panel inserts and is an ideal place for entraining on those sunny afternoons/evenings.

Special Features & Services

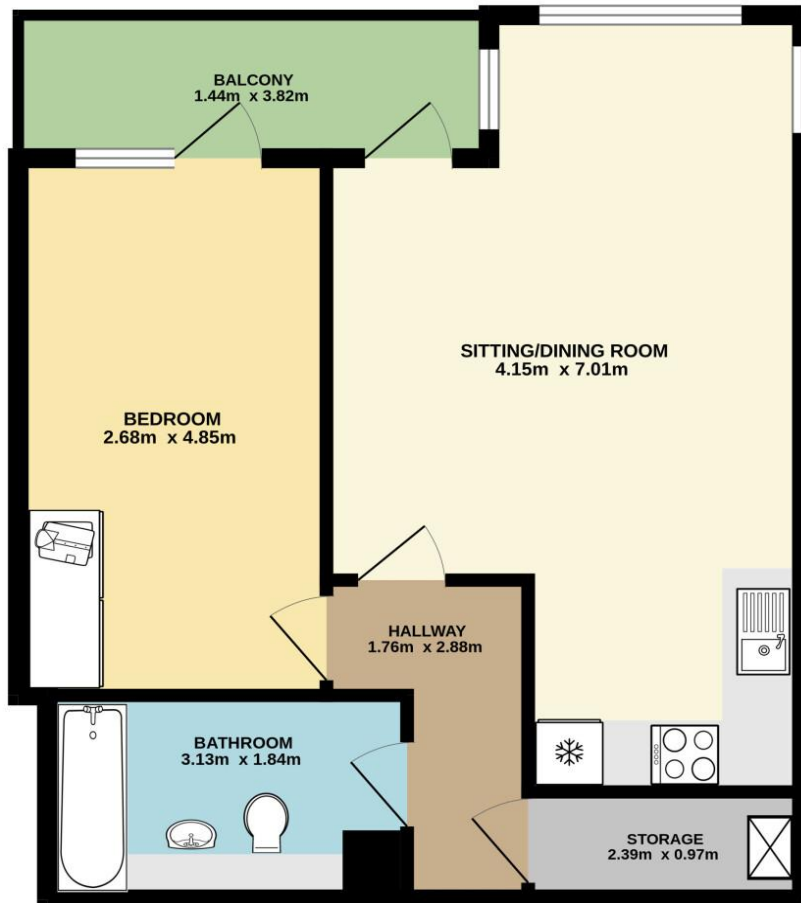
- South Facing Apartment
- Light & Spacious Living Room with Dual Aspect Windows
- Sizeable Double Bedroom with Balcony Access
- Large Storage Room
- Fully Serviced Gas Fired Boiler
- On-Street Parking

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Location: The location is second to none being within just a short stroll of an abundance of excellent amenities within easy reach making this a truly desirable location. Minutes from the LUAS line and many other transport routes offering easy access to the M50, Heuston Station and all the amenities that the city has to offer. Some other notable amenities easily accessible from this property include St. James' Hospital, the new children's hospital, The Phoenix Park, The War Memorial Gardens, IMMA and Kilmainham Gaol.

SECOND FLOOR



Not to scale, identification only
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