

For Sale

Asking Price: €335,000

Sherry
FitzGerald



47 Rosedale, Inchicore,
Dublin 8, D08 N27Y

BER C3

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt 47 Rosedale to the market. Situated in this attractive and secure development in Inchicore.

On entering the property from the front door, leads to a spacious hallway, opening to the main living room, two double bedrooms, bathroom, hot press and two storage cupboards. The main living room is of good size with laminate flooring, wall mounted electric radiator, door to balcony and opening to the kitchen area. The kitchen is fitted with matching base/wall units ample worktop space, tiled splash back, inset sink, electric oven with hob above, laminate flooring and window to front aspect.

Bedroom 1 is a sizeable double bedroom with window to rear aspect, laminate flooring and wall mounted electric radiator. Bedroom 2 is again a sizeable double bedroom with window to rear aspect, laminate flooring and wall mounted electric radiator.

The bathroom is fitted with a built-in shower with glass shower screen, WC, wash hand basin, built in storage and tiled floor coverings.

Outside there is a balcony overlooking the courtyard and secure underground parking.

The location is second to none, being within just a short stroll of an abundance of excellent amenities and has the added attraction of two Luas stops, well serviced by main bus routes, within easy reach of both sides of the city centre and the M50 and N4, easing your daily commute. Every possible amenity is on your doorstep including shops, supermarkets, cafes, restaurants, colleges, bars, Grand Canal Greenway cycle route, Pheonix Park, War Memorial Park to name but a few.



Special Features & Services

- 2 Bedrooms
- Underground Parking
- Balcony

Accommodation

Entrance Hall 2.89m x 3.04m (9'6" x 10'): Leads to a spacious hallway, opening to the main living room, two double bedrooms, bathroom, hot press and two storage cupboards.

Living Room 3.38m x 5.78m (11'1" x 19'): Laminate flooring, wall mounted electric radiator, door to balcony and leading to the kitchen area.

Kitchen 3.38m x 1.81m (11'1" x 5'11"): Fitted with matching base/wall units ample worktop space, tiled splash back, inset sink, electric oven with hob above, laminate flooring and window to front aspect.

Bedroom 1 2.53m x 4.58m (8'4" x 15'): Window to rear aspect, laminate flooring and a wall mounded electric radiator.

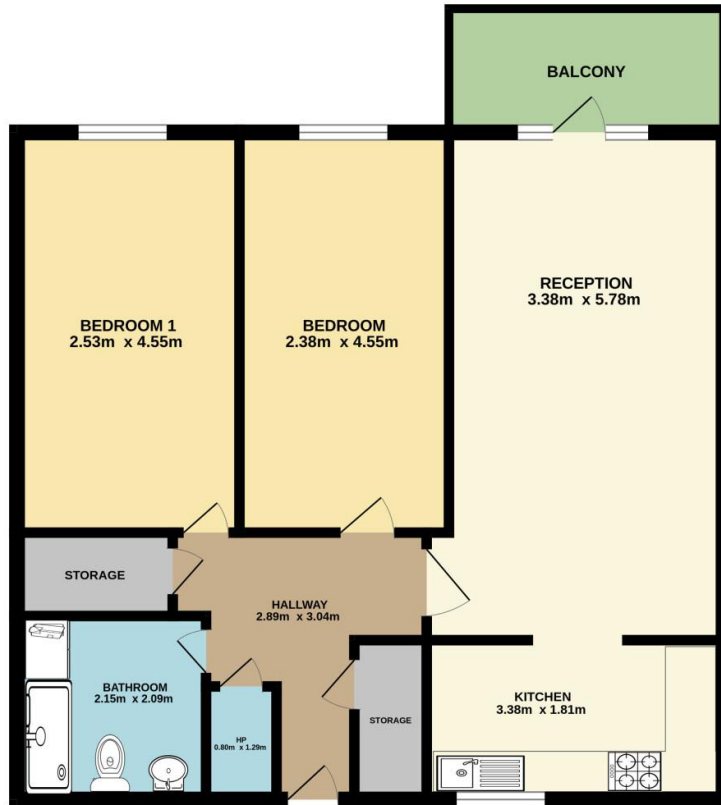
Bedroom 2 2.38m x 4.58m (7'10" x 15'): Window to rear aspect, laminate flooring an wall mounded electric radiator.

Bathroom 2.15m x 2.09m (7'1" x 6'10"): Built in shower with glass shower screen, WC, wash hand basin, built in storage and tiled floor coverings.

Outside Balcony overlooking the courtyard and secure allocated underground parking.

BER BER C3, BER No. 102355120





Not to scale, identification only
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NEGOTIATOR

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