

For Sale

Asking Price: €295,000

Sherry
FitzGerald



18 The Telford Building,
Heuston South Quarter,
St John's Road West,
Dublin 8,
D08 CD35

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt. 18 The Telford Building, Hueston South Quarter to the market. located in the highly desirable Hueston South Quarter. Ideally located at the gateway to Dublin city centre, this impressive development offers a seamless blend of contemporary design, high-quality finishes, all within an urban community setting.

On entering the property, we come to a spacious entrance hall, which opens to the main bedroom, family bathroom, built in storage and the open plan kitchen/living room. The main living room itself is of good size with a large front facing window and sliding door leading to the balcony., laminate flooring and leading through to the kitchen area.

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

The bedroom is a great sized double bedroom with a large front facing window built in wardrobes and hardwood 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.

Outside: The property itself benefits from a sizeable balcony which can be accessed off the main living room. The balcony is finished with tiled flooring, an aluminium handrail with glass panel inserts and is an ideal place for entraining on those sunny afternoons/evenings.



Accommodation

Entrance Hall 3.65m x 1.22m (12' x 4'): Opening from the front door into a spacious hallway which leads to the bedroom, family bathroom, a large storage cupboard and to the open plan kitchen/dining room.

Cloakroom 2.25m x 0.90m (7'5" x 2'11"): Double door which open into the hallway and a dedicated space which is ideal for those larger items that need to be put away.

Living Room 4.37m x 3.25m (14'4" x 10'8"): Good sized living room with a large front facing window allowing an abundance of natural light into the whole room, finished with hardwood flooring, sliding door to the balcony and opening through to the kitchen area.

Kitchen 2.57m x 2.58m (8'5" x 8'6"): Fitted with matching base/wall units, ample granite worktop with inset sink, an array of built in appliances, induction hob with extractor above and tiled floor coverings.

Bedroom 3.43m x 3.03m (11'3" x 9'11"): Sizeable double bedroom with a large front facing window, built-in wardrobes and hardwood flooring.

Bathroom 2.47m x 1.71m (8'1" x 5'7"): Fitted with a deep fill bath with shower above, wall hung wash hand basin, WC, heated towel rail and tiled floor to ceiling.

Balcony 3.00m x 1.24m (9'10" x 4'1"): Good sized balcony finished with glass panelling, tiled flooring and can be accessed off the living room.

Parking Space An allocated parking space is included in the sale.

Location:

The property itself is conveniently located adjacent to Phoenix Park, Heuston Station with ample public transport options, and is just a short walk to the city centre. Heuston South Quarter is known for its community-focused environment, with the surrounding neighborhoods offering a blend of traditional Dublin charm and modern sophistication. Residents can enjoy easy access to an array of cafes, bars, restaurants, and the bustling Liberty Market, all within walking distance.

HSQ offers a range of onsite amenities and security features, including Supervalu, Insomnia, HQQ cafe, a pharmacy, a 24- hour high-spec gym, Safari childcare, controlled fob access, 24-hour security, lifts, and CCTV surveillance. In addition, there is an on-site concierge which ensures that the development is well-maintained, providing a high level of service to all residents.



SECOND FLOOR



Not to scale. Identification only
Made with Metropix ©2025



NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

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.
PSRA Registration No. 002183