

For Sale

Asking Price: €385,000

Sherry
FitzGerald



101 Rialto Cottages,
Rialto,
Dublin 8,
D08 T3KK

BER C1

sherryfitz.ie



Sherry FitzGerald are delighted to present a wonderful opportunity to acquire a modern and stylish one-bedroom period cottage with loft room in the very sought after area of Rialto Cottages. No. 101 has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a well-appointed courtyard garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with steps down to the main bedroom, family bathroom and steps leading to the sizeable open plan kitchen/living/dining room.

The main bedroom is generously sized with two front facing windows, wall-mounted radiator and laminate flooring. The family bathroom is complete with a corner shower unit with glass sliding door, mains fed rainfall shower with separate handle, bespoke wall-paneling, traditional, cast-iron radiator/towel rail, a WC, pedestal wash hand basin with mixer-tap, porcelain tiled flooring and opening to the storage room.

The real hub of the home is the open plan kitchen/living/dining room, which has been lovingly finished to an extremely high standard with an abundance of natural light from the two Velux Skylights, floor to ceiling window and glass panel double doors to the garden.

The kitchen area is fitted with an array of bespoke matching base/wall units, with ample quartz worktop space, built-in electric oven, induction hob with extractor above, an array of built-in appliances, inset sink with mixer tap, inset spotlights, laminate flooring.

Moving to the first floor we come to a generously sized loft room which is currently used as an office/additional living space for the home. The room itself features two Velux skylights, ample eave storage and carpeted flooring.

This completes the accommodation for this truly special home.



Accommodation

Entrance Hall 1.41m x 4.26m (4'8" x 14'): Opening from the front door with steps down to a bright & spacious hallway, with feature fireplace finished with a rustic brick surround, bespoke wall mounted shelving, LED downlights, laminate flooring and leading to the bedroom, bathroom and steps up to the open plan kitchen/living/dining room.

Open Plan Kitchen/Living/Dining Room 5.31m x 5.63m (17'5" x 18'6"): Fitted with an array of matching base/wall units, with ample quartz worktop space, built-in electric oven, induction hob with extractor above, an array of built-in appliances, inset sink with mixer tap, inset spotlights, laminate flooring and opening to a sizeable living space with two Velux skylights, wall-mounted radiator, stairs to the first floor landing and double doors opening to the courtyard garden.

Bedroom 3.90m x 2.69m (12'10" x 8'10"): Generous double bedrooms with two front facing windows, wall-mounted radiator and laminate flooring.

Bathroom 2.58m x 1.58m (8'6" x 5'2"): Fitted with a corner shower unit with glass sliding door, mains fed rainfall shower with separate handle, bespoke wall-paneling, traditional cast iron radiator/towel rail, a WC, pedestal wash hand basin with mixer-tap, porcelain tiled flooring and opening to the storage room.

Storage 1.32m x 1.58m (4'4" x 5'2"): Providing ample additional storage for the property which has been plumbed for a washing machine.

Loft Room 4.99m x 3.13m (16'4" x 10'3"): Two large Velux Skylights to the rear, LED downlights, wall-mounted radiator, access to eaves storage and carpeted flooring.

Outside A charming and private courtyard garden extends directly from the main living area, beautifully finished with timber decking, perfect for relaxing or entertaining. Resident permit parking is conveniently located to the front of the property.





Outside:

A charming and private courtyard garden extends directly from the main living area, beautifully finished with timber decking, perfect for relaxing or entertaining.

Resident permit parking is conveniently located to the front of the property.

Special Features & Services

- Turnkey Condition
- Open Plan Living Space
- Large Double Bedroom
- Loft Room
- Gas Fired Central Heating
- Ample Built-in Storage
- Courtyard Garden
- Permit On-Street Parking

BER BER C1, BER No. 107298143

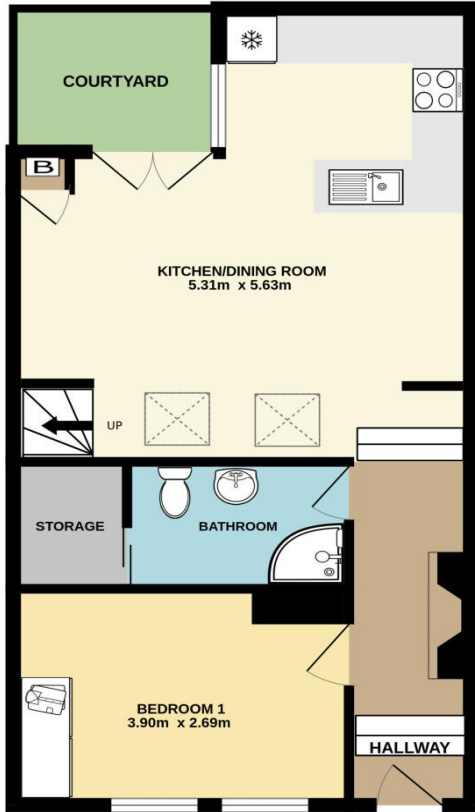


Location:

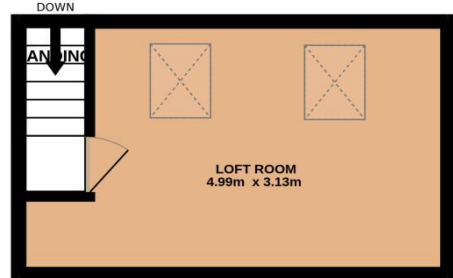
Rialto Cottages is ideally located in Rialto, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
Made with Metropix ©2026



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