

# For Sale

Asking Price: €185,000

Sherry  
FitzGerald



Apt 6, 466 South Circular  
Road, Rialto,  
Dublin 8,  
D08 HN66

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald are delighted to present an opportunity to acquire this spacious one-bedroom apartment located on the first floor. Located in the heart of the very sought after Rialto village. No. 6 has been well maintained over the years with well-proportioned accommodation throughout the property. Which is further enhanced by a well-appointed private communal courtyard garden to the front of the development.

Opening from the front door is the main entrance hall which leads to the open plan kitchen/living room, bathroom, and the bedroom.

The kitchen/dining room benefits from ample amount of natural light which is provided via the front and side facing windows. The kitchen contains the side facing window and is fitted with matching base/wall units with ample worktops pace, freestanding oven with electric hob, extractor fan above, plumbed for washing matching, inset stainless steel sink with mixer tap, breakfast bar and space for freestanding fridge/freezer with tiled floor coverings. The living room is of good size with a front facing window, laminate flooring and a wall mounted electric heater. The bedroom itself is of good size with front facing window, ample built-in storage, wall mounted electric heater and laminate flooring.

Located off the entrance hall is the bathroom, which is fitted with a WC, wash hand basin, built-in shower unit with glass shower screen, ample additional storage and tiled flooring.

This completes the accommodation of the property.



### Special Features & Services

- One Bedroom Apartment
- Open Plan Kitchen Living Room
- Communal Parking

### Accommodation

**Entrance Hall** 1.52m x 1.11m (5' x 3'8"): Opening from the front door is the main entrance hall which leads to the living room, bathroom and the bedroom.

**Kitchen/Living Room** 2.73m x 6.59m (8'11" x 21'7"): The kitchen is fitted with matching base/wall units, ample worktop space with tiled splash back, space for freestanding electric oven with hob, extractor fan above, plumbed for washing matching, inset stainless steel sink with mixer tap, breakfast bar, and space for freestanding fridge/freezer with tiled flooring. The living room is of good size with window to front aspect, wall mounted electric radiator and laminate flooring.

**Bedroom** 3.05m x 3.00m (10' x 9'10"): Double bedroom with window to front aspect, built in storage and laminate flooring.

**Bathroom** 1.55m x 2.37m (5'1" x 7'9"): Fitted with a WC, wash hand basin, built-in shower unit with glass shower screen, ample additional storage, and tiled floor coverings.



**Outside:** To the front of the property there is a private communal front garden with a paved driveway leading to the main entrance of the apartment block, which also allows for off-street parking for residence with the rest being laid to lawn.

**Location:** Rialto, is 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.

FIRST FLOOR



Not to scale, identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

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