

# For Sale

Asking Price: €285,000

Sherry  
FitzGerald



Apartment 14,  
86 Reuben  
Street, Dublin 8,  
D08 E61F

BER B3

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



Sherry FitzGerald is delighted to introduce Apartment No.14, 86 Reuben Street to the market. Situated in this attractive and secure development close to Rialto and St. James. No.14 is a bright and spacious one bedroom apartment located on the fifth floor with allocated parking and a large, enclosed 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 windows to the front aspect, double doors to the enclosed balcony, hardwood flooring and leading through to a sizeable kitchen area.

The kitchen itself is fitted with matching base/wall units, ample granite worktop, 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 windows to front aspect, double doors to the enclosed balcony, 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: There is a sizeable balcony which has been finished with timber decking and retractable privacy screens which is ideal for entertaining. The balcony can be located from both the living room and the bedroom. This property benefits from an allocated underground parking and a good size storage cage which is also located in the basement area.



## Accommodation

**Entrance Hall** 3.06m x 1.07m (10' x 3'6"): Opening to the living room, bedroom, family bedroom and built in storage.

**Living Room** 4.43m x 4.07m (14'6" x 13'4"): Great sized living room with windows/double doors to the front aspect opening to the balcony, hardwood timber flooring and leading through to the kitchen area.

**Kitchen** 3.02m x 1.80m (9'11" x 5'11"): 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** 3.84m x 3.22m (12'7" x 10'7"): Sizeable double bedroom with windows/double doors to front aspect opening to the balcony, built in wardrobes and hardwood timber flooring.

**Bathroom** 3.09m x 3.57m (10'2" x 11'9"): Fitted with a deep fill bath with shower above, wall hung wash hand basin with mixer tap, heated towel rail and tiled floor to ceiling.

**Storage** 1.78m x 1.00m (5'10" x 3'3"): Located in the hallway which provides ample additional storage.

**Balcony** 7.00m x 1.80m (23' x 5'11"): Enclosed East facing balcony which has been set into the building, providing greater privacy and useability. The current owners have also in recent years added retractable screens which allow the balcony to be use all year round.

**Basement** Allocated parking is provided via the underground parking in the basement. There is also sizeable storage cage which is of great benefit to the current owners.





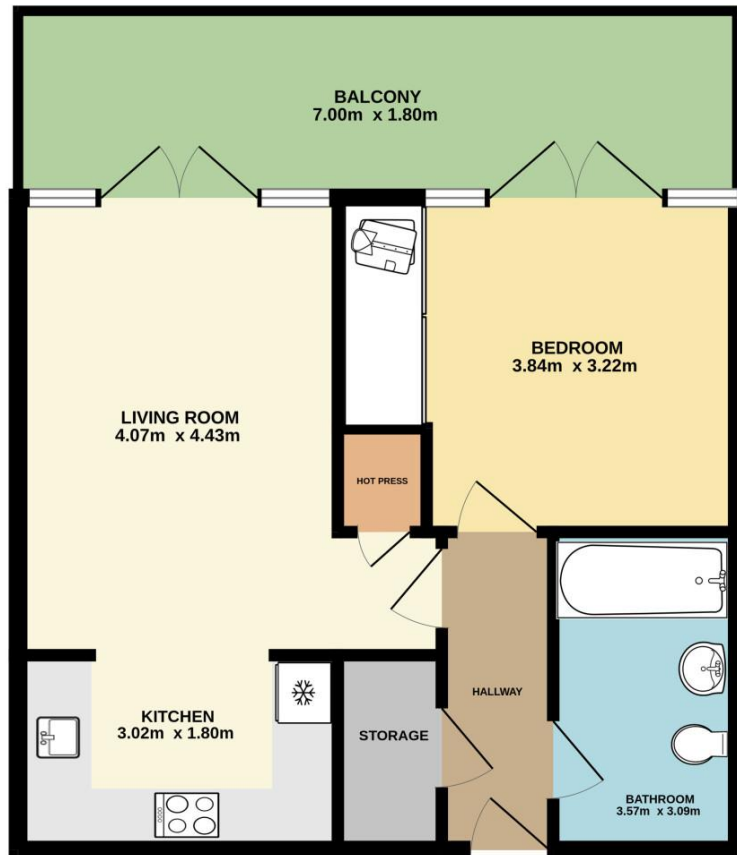
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**Location:**

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.

FIFTH FLOOR



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

**SOLICITOR**

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