

# For Sale

Asking Price: €350,000

Sherry  
FitzGerald



2D, Metropolitan Apartments,  
Inchicore,  
Kilmainham,  
Dublin 8,  
D08 K6N7

BER C3

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a bright and spacious two-bedroom ground floor apartment at the Metropolitan Development. No.2D has been well maintained over the years to a high standard, with well-proportioned useable accommodation throughout the property.

Upon entering the property, you're greeted by a spacious entrance hall which leads to both double bedrooms, the family bathroom, hot press/built in storage and the open plan kitchen/living room. The living room is of good size and is filled with an abundance of natural light from the large rear facing window. The kitchen is located off the main living room, which is fitted with matching base/wall units with ample worktop space, built in electric oven, electric hob with extractor above, stainless steel sink with mixer-tap, plumbing for dishwasher, plumbing for washing machine, integrated fridge/freezer and window to the rear aspect.

Bedroom 1 is a generously sized double bedroom with front facing window, built-in wardrobes, laminate flooring and opening to the fully fitted en-suite bathroom. Bedroom 2 is a generously sized double bedroom with front facing window, built-in wardrobe and laminate flooring. The family bathroom is complete with a double walk-in shower with fixed glass panel, Triton electric shower, feature vanity unit with inset sink, WC and tiled floor to ceiling.

This finished the accommodation through this beautiful apartment.



### Special Features & Services

- Secure Gated Development
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- En-Suite Bathroom
- Allocated Parking Space

### Accommodation

**Entrance Hall** 1.07m 3.10m (3'6" 10'2"): Opening from the front door to a spacious entrance hall which leads to both bedrooms, family bathroom, hot press and the open plan kitchen/living room.

**Open Plan Kitchen/Living Room** 4.34m x 5.51m (14'3" x 18'1"): The kitchen area has been fitted with matching base/wall units with ample worktop space, built in electric oven, electric hob with extractor above, stainless steel sink with mixer-tap, plumbing for dishwasher, plumbing for washing machine, integrated fridge/freezer and window to the rear aspect. From the kitchen area we lead to the rest of the room which is a great space for entertaining and dining which has been finished with laminate flooring and double doors to the balcony.

**Bedroom 1** 4.95m x 2.68m (16'3" x 8'10"): Sizeable double bedroom with window to front aspect, built in wardrobes, laminate flooring and opening to the en-suite bathroom.

**En-Suite** 1.80m x 1.58m (5'11" x 5'2"): Fitted with a corner shower unit with curved glass shower screen, Triton electric power shower, WC, wash hand basin with mixer tap and tiled floor to ceiling.

**Bedroom 2** 4.90m x 2.44m (16'1" x 8'): Sizeable double bedroom with window to front aspect, built in wardrobe and laminate flooring.

**Bathroom** 2.79m x 1.62m (9'2" x 5'4"): Fitted with a double walk-in shower with fixed glass panel, Triton electric shower, feature vanity unit with inset sink, WC and tiled floor to ceiling.

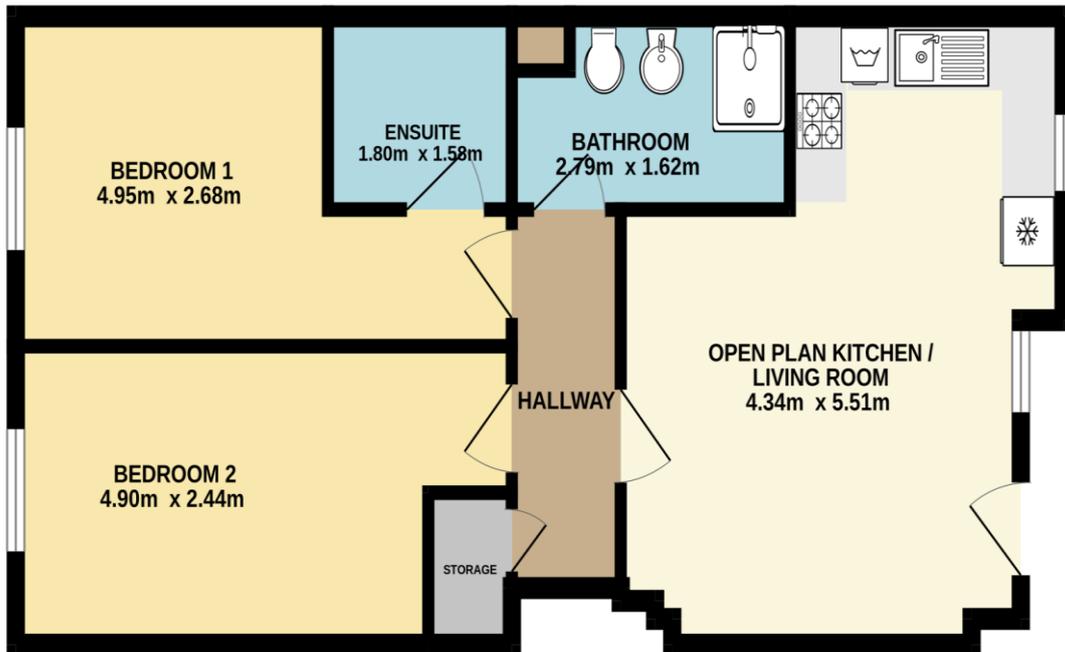
**BER** BER C3, BER No. 106251127

### Outside:

The property itself is set in a very secure development with the added benefit of mature communal gardens located across the development, balcony to the rear of the property just off the living room and one allocated underground car park space.



## GROUND FLOOR



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

**SOLICITOR**

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