

# For Sale

Asking Price: €275,000

Sherry  
FitzGerald



77 Swanward Court,  
Parnell Road,  
Dublin 12,  
D12 W893

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





Sherry FitzGerald are delighted to bring to the market this modern and stylish one-bedroom apartment in the very popular development at Swanward Court. This development is ideally located in one of Dublin's favourite suburbs and benefits from easy access to Portobello, Rathmines, Griffith College and the city centre, this is sure to appeal to both first time buyers and investors alike.

On entering the property, we come to a spacious entrance hall which opens to the main living room, bedroom, family bathroom, hot press and ample built in storage.

The main living room is of good size with double doors opening to the large balcony. The living room itself interconnected seamlessly to the kitchen area which has been finished to a very good standard. The kitchen is fitted with matching base/wall units with ample worktop space, tiled splash back, built in electric oven, electric hob with extractor above, space for free standing fridge/freezer, plumbing for washing machine and tiled flooring.

The bedroom is a good-sized double bedroom with window to rear aspect, built in wardrobes and laminate flooring.

The bathroom has recently been remodeled to an extremely high standard and is fitted with a double walk-in shower, glass shower screen, electric power shower, WC, vanity unit with inset sink and tiled floor to ceiling.

Outside: There is a sizeable sunny west facing balcony to the rear of the property which spans the full width of the living room and bedroom combined. The balcony is accessed via double doors from the living room and is finished with artificial grass for easy maintenance. The property also benefits from 2 allocated parking spaces which are located the underground carpark.



### Special Features & Services

- Newly Fitted Bathroom
- Double Bedroom
- Private Balcony
- Underground Parking

### Accommodation

**Entrance Hall** 2.81m x 1.03m (9'3" x 3'5"): Opening from the front door to a sizeable hallway which opens to the living room, bedroom, bathroom, hot press, storage cupboard and finished with laminate flooring.

**Living Room** 3.48m x 3.09m (11'5" x 10'2"): Sizable living room which interconnects to the kitchen area, double doors to balcony and laminate flooring.

**Kitchen** 1.98m x 2.88m (6'6" x 9'5"): Fitted with matching base/wall units with ample worktop space, tiled splash back, built in electric oven, electric hob with extractor above, space for free standing fridge/freezer, plumbing for washing machine and tiled flooring.

**Bedroom** 2.80m x 3.42m (9'2" x 11'3"): Sizeable double bedroom with window to rear aspect, built in wardrobes and laminate flooring.

**Bathroom** 2.00m x 2.36m (6'7" x 7'9"): Recently re-fitted with a double walk-in shower, glass shower screen, electric power shower, WC, vanity unit with inset sink and tiled floor to ceiling.

**Outside** Sizeable private west facing balcony which spans the whole with of the apartment., overlooking the mature communal gardens and finished with artificial grass.

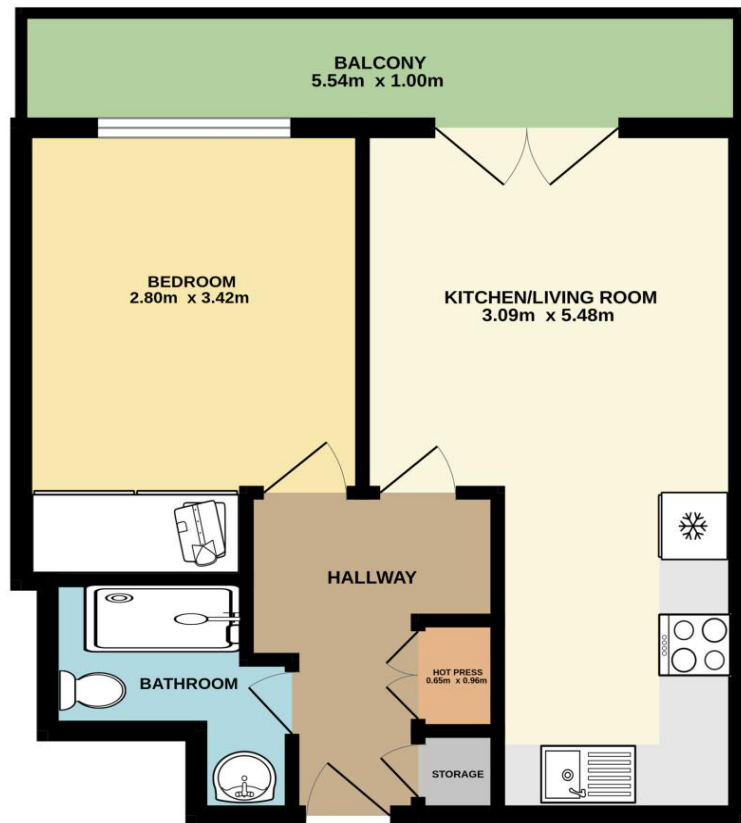
**Parking** Two designated car parking spaces are provide via an underground carpark and visitor bay parking above.



### Location:

Swanward Court is within walking distance of the city centre and has great transport routes on its doorstep. There are so many amenities in the area including shops, schools, cafés, and restaurants. Swanward located just on Parnell Road and just a stone's throw away from Harolds cross and benefits from all of its amenities. The apartment is serviced by numerous bus routes including the 9, 16, 122, and 74. The M50 and N4 along with many of the major national routes can also be easily accessed.

SECOND FLOOR



Not to scale, identification only  
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**SOLICITOR**

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PSRA Registration No. 002183