

For Sale

Asking Price: €250,000

Sherry
FitzGerald



74 Swanward Court, Parnell
Road, Dublin 12, D12 YX63

BER C2

sherryfitz.ie



Sherry FitzGerald are delighted to bring to the market this superb one-bedroom apartment in the very popular development at Swanward Court. This development is ideally located in one of Dublin's favorite suburbs and is sure to appeal to both first time buyers and investors alike.

This property boasts sizeable accommodation throughout with a private rear facing balcony.

The apartment itself is situated on the second floor and comprises of entrance hallway with utility room, large living/dining area with access to a large private balcony, kitchen with integrated hob/oven, spacious bedroom with built-in wardrobe and fully tiled bathroom with overhead shower. The property also includes one car parking space.

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.



Special Features & Services

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Accommodation

Entrance Hall 2.33m x 2.34m (7'8" x 7'8"): Entrance hall with storage room and water tank leading to both bathroom, bedroom and living room, with laminate floor coverings.

Living Room 3.20m x 3.53m (10'6" x 11'7"): Sizable living room with door leading to balcony, leading to kitchen, and laminate floor coverings.

Kitchen 1.95m x 2.34m (6'5" x 7'8"): Fitted with matching base/wall units, ample work top space with tiled splash back, oven with induction hob above, space for freestanding fridge and laminate coverings.

Bedroom 2.84m x 3.53m (9'4" x 11'7"): Sizable double bedroom with window to rear aspect, built in storage, and laminate floor coverings.

Bathroom 2.13m x 2.34m (7' x 7'8"): Sizable bathroom with shower unit, wash hand basin with mixer taps, WC, and multi-unit storage rack, and tiled floor to ceiling.

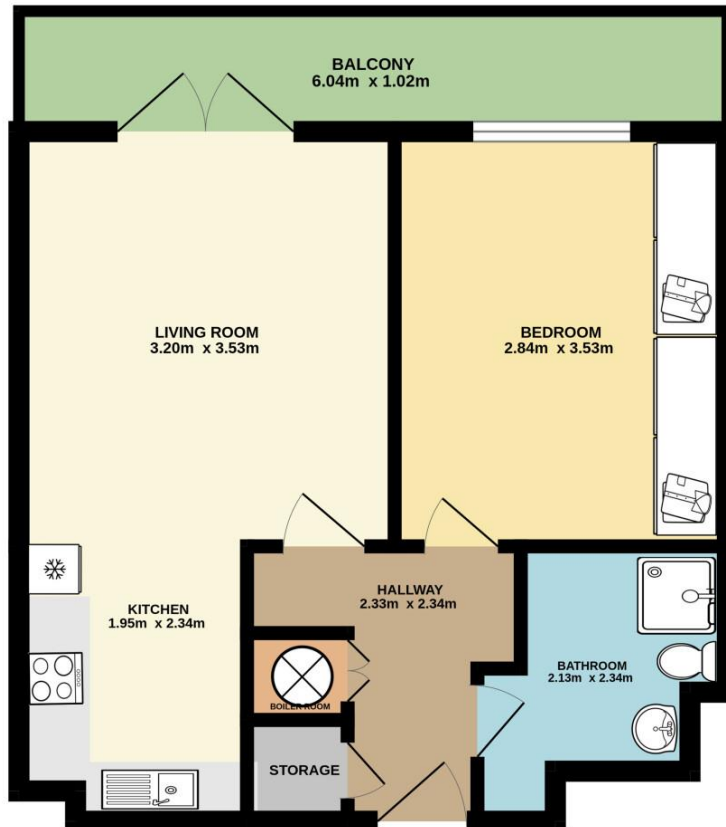
Balcony 6.04m x 1.02m (19'10" x 3'4"): Sizable private balcony stretching across living room and bedroom, with tiled floor coverings.



BER BER C1, BER No. 103768776



GROUND FLOOR
34.5 sq.m. approx.



TOTAL FLOOR AREA : 34.5 sq.m. approx.
Not to scale, identification only
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Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

DR
Babington Clarke & Mooney
48 South Mall
Cork

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