



Apt 40 Shelbourne Park, South Lotts,  
Ringsend, Dublin 4.

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)



# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this large two double bedroom apartment in the heart of 'D4'. Located on South Lotts Road in Dublin's 'Silicon Docks' area this apartment will appeal to owner occupiers and investors alike. Large employers close to the property include Google, Airbnb, Facebook and Mason Hayes & Curran not to mention a host of others based in Grand Canal Dock. The apartment boasts accommodation more generous than the standard in the area and the living spaces benefit from a wonderful sense of light and space created by the generous glazing.

Upon entering the property one finds a useful hall leading to the large living and dining areas with which in turn lead to a spacious and well laid out kitchen. There are two large double bedrooms with built in wardrobes and a good bathroom with both bath and separate shower.

Residents have access to a communal garden to the rear of the property.

The property is situated in a highly sought after location adjacent to Google HQ, Grand Canal DART Station and the Board Gais Energy Theatre. This lovely development is also only minutes walk from Ballsbridge, Ringsend, the City Centre and Grand Canal Dock and all the amenities they have to offer. There is a host of bars and restaurants in the area including The Bath, Slatterys, Paulies Pizza, Juniors, The Old Spot, The Chop House and Farmer Brownes Easy access is also available to the East Link toll bridge and there are many bus and rail transportation options on your doorstep including the DART.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Two large double bedrooms.
- » Superb location.
- » 1st floor apartment.
- » Generous floor area extending to approx. 82.6sq.m/889sq.ft.
- » Lift service to all floors.
- » Adjacent to Google HQ and only a short stroll to the City Centre, IFSC, Ballsbridge and Ringsend.
- » Easy access to numerous transport services including Grand Canal DART station, bus services and East Link bridge..



## ACCOMMODATION

### ENTRANCE HALLWAY

7.8m x 3.29m (max)

Wooden floor, ceiling light, intercom, fuse board, immersion central panel, door to hotpress, storage heater.

### LIVING AREA

3.28m x 7.25m

Wooden floor, ceiling lights, TV point, door to Juliette balcony, bay window, storage heaters, wooden blinds.

### DINING AREA

3.02m x 3.13m

Wooden floor, storage heater, ceiling light, wooden blinds.

### KITCHEN

3.02m x 2.72m

Built in wall and floor units, stainless steel sink with draining board, plumbed for washing machine and dishwasher, Zanussi oven, Zanussi hob, stainless steel extractor fan, ceiling light, tiled floor, tiled splashback.

### BEDROOM 1

5.41m x 3.15m (max)

Carpet, built in wardrobe, large window with door to Juliette balcony, TV point, ceiling light, wall mounted electric radiator, window blind.

### BEDROOM 2

2.98m x 4.1m

Carpet, ceiling light, built in wardrobe, wall mounted electric radiator, window blind.

### BATHROOM

3.11m x 1.72m

Tiled floor, part tiled walls, mirror, pedestal, sink, towel rail, glass shelf, shower with shower screen and shower mixer, wc, medicine cabinet, Dimplex convector heater, shaving light, bath with bath shower mixer, Xpelair extractor fan.



## MANAGEMENT COMPANY

Core Estate Management  
15 Adelaide Street, Dun Laoghaire, Co. Dublin  
Tel: 01 214 5465  
Email: info@core-em.com

SERVICE CHARGE - Approximately €1,486.25 p.a.

## BER DETAILS

BER: D1  
BER Number: 107649246  
Energy Performance Indicator: 230.98 kWh/m<sup>2</sup>/yr

## DIRECTIONS

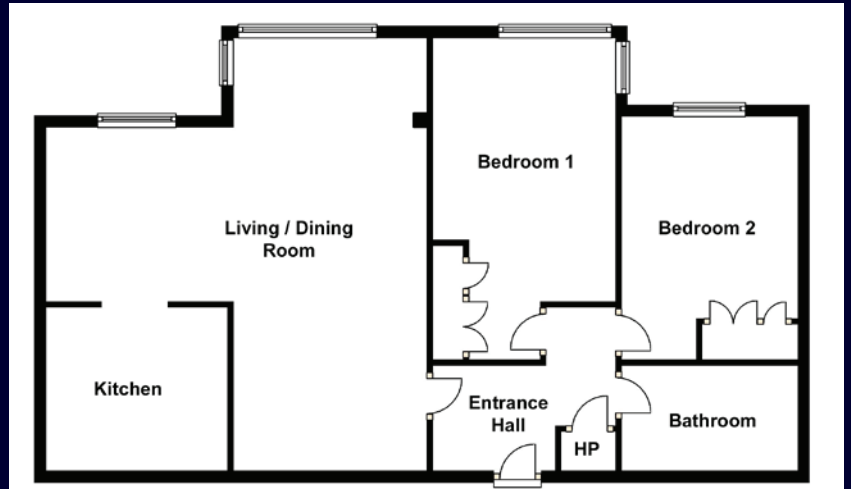
Travelling from Ballsbridge, proceed along Shelbourne Road and take a right turn onto South Lotts Road. Shelbourne Park Apartments are just before Shelbourne Park Dog Track on the right hand side.

## VIEWING

Strictly by prior appointment only, with sole selling agent, Hunters Estate Agent, Dalkey on 01 275 1640 or email: info@huntersestateagent.ie

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## FLOOR PLANS

Not to scale. For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

## Terms and Conditions

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