

FOR SALE BY PRIVATE TREATY



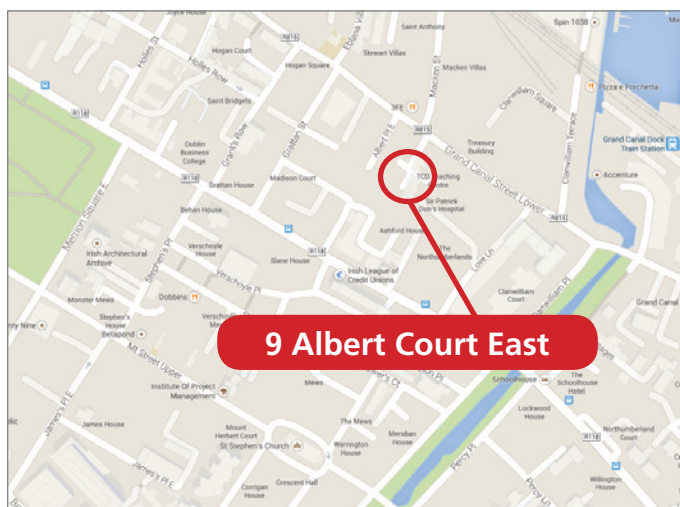
9 ALBERT COURT EAST,
OFF GRAND CANAL STREET,
DUBLIN 2.

DESCRIPTION

Amazing period home which has been extended and refurbished to unrivalled standards in 2008 to produce a home of real class and distinction. Rarely does a property of this calibre come to the market in such a central location. The spacious interior is light filled with high ceilings and is presented in turn key condition. Number 9 benefits from many attractive features which includes a top of the range kitchen by The Victorian Kitchen Company, luxury bathrooms with marble tiling and a superb sunny rear garden. The accommodation comprises of a hall with guest bathroom, two receptions, kitchen/dining room, three double bedrooms, master en-suite and a bathroom. The property is positioned at the end of a quiet cul de sac with parking to the front. This property must be viewed to be appreciated!

LOCATION

Hugely sought after location with every conceivable amenity Dublin City has to offer on the doorstep. Grand Canal Dock is five minutes away which boasts the Grand Canal Theatre and The Marker Hotel but also a range of cafes and restaurants. Ballsbridge, The Aviva Stadium, Grafton Street, The Dart and the IFSC are all within walking distance which makes this one of Dublin's most central locations.



SPECIAL FEATURES

- Extended and refurbished to the highest of standards in 2008
- Period residence dating from the 1800s
- Most attractive fully equipped kitchen
- Stunning bathrooms with marble tiling
- Freehold title
- Gas fired central heating
- High ceilings in the living and kitchen/dining area
- Attractive garden which is a sun trap
- On street parking to the front
- Alarm
- Great sense of light
- On the doorstep of the city centre



9 Albert Court East, Off Grand Canal Street, Dublin 2.

ACCOMMODATION

Entrance hall (3.71m x 1.66m)

Inviting entrance hallway with marble tiling and alarm panel

Bathroom (2.1m x 1.46m)

WC, shower cubicle, heated towel rail, fitted with full wall and floor tiling by Retro Metro

Kitchen/dining room (9.85m x 4.72m)

Stunning room with a vaulted 3.4m high ceiling, spot lighting, under-stairs storage and marble floors. Stunning kitchen by The Victorian Kitchen Company with a range of fitted units, granite worktops, centre island, Rangemaster with a five ring gas hob, extractor fan and a dishwasher. French doors to the garden and second living room.

Living room (5.43m x 4.12m)

Most attractive room with a timber floor, vaulted ceiling with sky lights, three sash windows and a feature brick fireplace. Fitted bespoke office and storage units made by The Victorian Kitchen Company

Sitting room (5.51m x 3.99m)

With a timber floor and spot lighting. French bi folding doors to garden

Bedroom 1 (3.47m x 3.11m)

Double bedroom with a timber floor, built in wardrobe and a skylight

Upstairs

Landing (3.18m x 2.81m)

With a cream velvet pile carpet, spot lighting and a skylight

Bedroom 2 (5.56m x 3.6m)

Master bedroom with built in wardrobes, cream carpet, wired for TV. Access to en-suite

Master En-suite (1.96m x 1.58m)

WC, WHB, shower cubicle and a heated towel rail

Bedroom 3 (3.36m x 4.69m)

Double bedroom with built in wardrobes

Main Bathroom (2.48m x 1.83m)

Wonderful bathroom with travertine tiling, a white three piece suite and a heated towel rail



GARDEN

Wonderful garden with a south/east facing aspect paved patio area with an astro lawn, planted borders, small shed and a range of shrubs. Outdoor lights fitted around patio and flowers beds. Electrical point fitted in patio.

VIEWING

By Appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 192 sq. m.

BER RATING

C1



Everything we touch turns to...

ALL ENQUIRIES

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