

FOR SALE BY PRIVATE TREATY



51 FORBES QUAY,
GRAND CANAL DOCK,
DUBLIN 2.

DESCRIPTION

A most attractive, two bedroom, two apartment with a designated parking space ideally situated on the fourth floor of Forbes Quay which is the most sought after development in the Docklands! Forbes Quay is located in the heart of Grand Canal Dock adjacent to the iconic Grand Canal Theatre and the Marker Hotel. Other amenities include a range of cafes, shops and restaurants with the city centre on the doorstep.

There are many features that will appeal to a more discerning buyer including a dual aspect layout, a generous terrace, stylish fully equipped kitchen, two modern bathrooms and an energy efficient, centralised heating system.

The spacious interior briefly comprises of an entrance hall with a storage closet, open plan living/dining room with access to a generous covered terrace, fully equipped kitchen, two spacious double bedrooms with master en-suite and a bathroom. Viewing highly recommended!

LOCATION

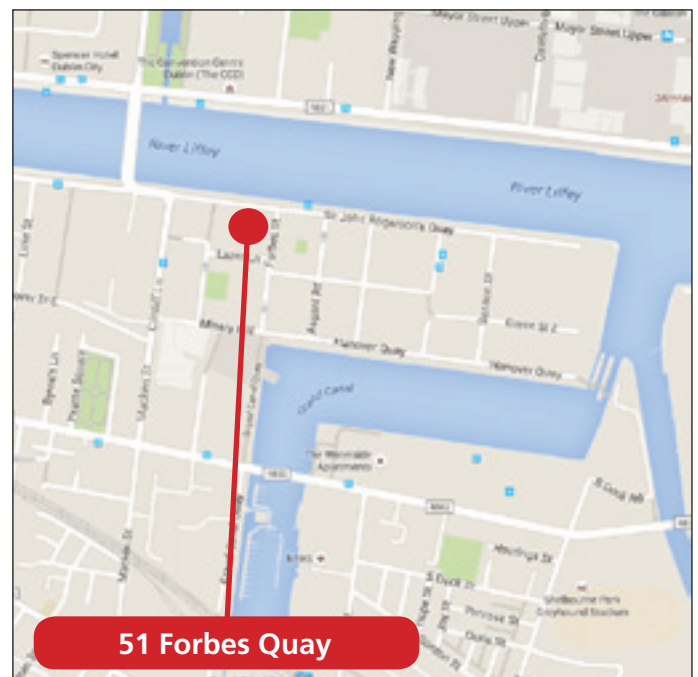
Forbes Quay is ideally situated in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts.

A host of amenities are on offer including Herbstreet, Milano, Fresh, Donnybrook Fair, The Marker Hotel and the iconic Grand Canal Theatre to name but a few. Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the city centre and beyond.

Grand Canal Dock is also home to major employers such as HSBC, Google, Facebook, McCann Fitzgerald and many more.

SPECIAL FEATURES

- Upmarket development
- Hugely sought after location adjacent to a host of amenities
- Spacious dual aspect interior
- Designated parking space
- Energy efficient heating system
- Two double bedrooms
- Master en-suite
- Stylish bathrooms
- Good storage space
- Modern fully equipped kitchen
- Generous covered balcony
- Well managed development
- Management charge €1948.35 p. a.



ACCOMMODATION

Entrance Hall (3.14m x 1.16m)

Inviting L shaped entrance hallway featuring a tiled floor, video intercom and a generous storage closet.

Living room/Kitchen (5.57m x 5.04m)

Bright open plan living/dining room featuring a solid timber floor and access to a generous covered terrace. Kitchen featuring a tiled floor and a range of fitted units with integrated appliances to include a fridge freezer, dishwasher, oven, hob, hood and washer dryer.

Master bed (4.85m x 2.64m)

Spacious double bedroom featuring a timber floor, built in wardrobes, access to a west facing terrace and an en-suite.

En-suite (2.29m x 1.89m)

Stylish en-suite featuring white three piece suite, built in mirrored cabinets and a tiled floor.

Bedroom (2 3.66m x 2.65m)

Spacious double bedroom featuring a timber floor, built in wardrobes and access to a west facing terrace.

Bathroom (2.28m x 1.57m)

Contemporary bathroom featuring a white three piece suite, built in mirrored cabinets and a tiled floor.



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property consultants

VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 74 sq. m.

BER RATING

B3



Everything we touch turns to...

ALL ENQUIRIES

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