

FOR SALE BY PRIVATE TREATY



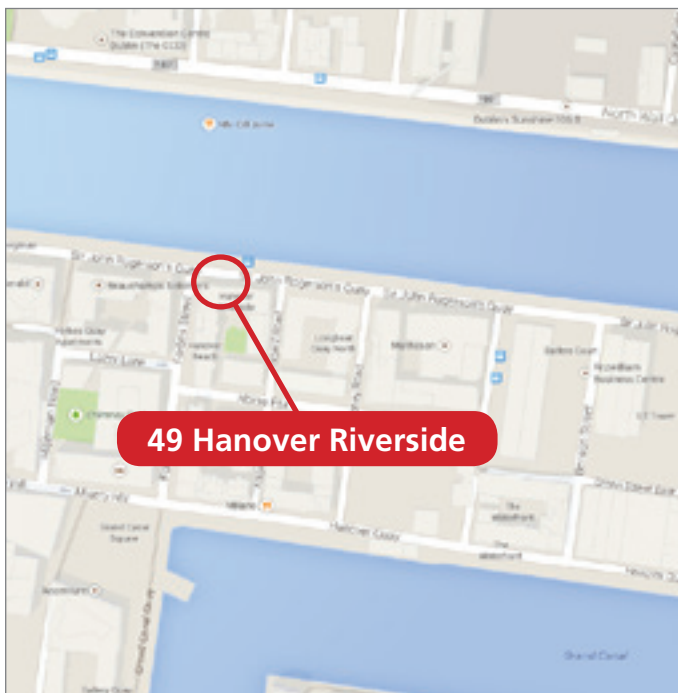
**49 HANOVER RIVERSIDE,
GRAND CANAL DOCK,
DUBLIN 2.**

DESCRIPTION

Superb two bedroom penthouse with two designated parking spaces boasting fantastic views from the 8th floor of this upmarket development. This attractive, light filled home benefits from high ceilings, a generous terrace, fully equipped kitchen, air conditioning, under-floor gas heating and two bathrooms. Grand Canal Dock is Dublin's most exciting urban district which benefits from a host of amenities including the iconic Grand Canal Theatre and The Marker Hotel. The accommodation comprises of a hall, open plan living/dining room/kitchen with terrace, two double bedrooms (master en-suite) and a bathroom. Viewing highly recommended.

LOCATION

Hanover Riverside is on Sir John Rogerson's Quay in Grand Canal Dock. This vibrant location has a host of amenities to offer including Ely, Milano, Fresh, Donnybrook Fair, The Marker and Herbstreet to name but a few. There are major employers in the area including Google, Facebook, HSBC, McCann Fitzgerald, Beauchamp Solicitors and O2. This is now Ireland's Central Business District and is the most sought after district in Dublin to live in.



SPECIAL FEATURES

- Stylish two bedroom penthouse
- Two parking spaces
- Superb views
- Generous terrace
- 8th floor
- Contemporary kitchen with integrated appliances and marble work tops
- Gas fired under floor central heating
- Solid internal doors
- Air conditioning
- Down-lighters throughout
- Management charge €2,251 p.a.



ACCOMMODATION

Entrance Hall (5.19m x 1.06m)

Inviting entrance hall with a storage closet (1.74m x 1.22m)

Living/Dining Room (7.12m x 4.95m)

Light filled room with a solid oak floor, 4.1m high ceiling, floor to ceiling glazing, spot lighting and access to a generous terrace (7.22m x 1.25m). Stunning views

Kitchen (2.44m x 2.17m)

White Siematic kitchen with Gaggenau appliances including a microwave, oven, hob, hood, fridge/freezer, dishwasher and a tiled floor

Bathroom (3.57m x 3.32m)

Fully tiled wall and floor with a white three piece suite. Heated towel rail. Spot lights

Master bedroom (4.67m x 3.34m)

Double bedroom with a view of the Liffey

En-suite (2.18m x 1.45m)

with a shower, wc, whb, fully floor and wall tiling and spot lighting

Bedroom 2 (3.57m x 3.27m)

With built in wardrobes. View of Liffey



VIEWING
By Appointment

NEGOTIATOR
Owen Reilly

FLOOR AREA
c. 87 sq. m.

BER RATING
C2



Everything we touch turns to...

ALL ENQUIRIES

2 Forbes Quay, Grand Canal Square, Dublin 2
T 01 6777100 E sales@owenreilly.ie

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