



**62 Pembroke Square,**  
Ballsbridge,  
Dublin 4.

BER C2

**COLDWELL  
BANKER**

**ESTATES**

For Sale  
By Private Treaty

Dublin's Most  
Fashionable Location  
Impressive Grounds  
Balcony  
Designated Car Parking

# 62 Pembroke Square, Ballsbridge, Dublin 4.

*Karen Mulvaney of Coldwell Banker Estates is proud to present to the market, this two bedroom fourth floor apartment, located in one of Dublin's most fashionable and vibrant city districts.*

*The general area includes Grand Canal Dock and Theatre, Ballsbridge village, Aviva Stadium, Google European Headquarters, numerous embassies including the American Embassy. It is also adjacent to Grand Canal DART Station and within walking distance of Holles Street Maternity Hospital, Trinity College, St. Stephens Green, Grafton Street, as well as countless bars, theatres and restaurants.*

*The accommodation includes; entrance hall, open plan living/dining room with French doors to the balcony which overlooks the magnificent courtyard, a kitchen with ample wall and floor units, two bedrooms with built-in wardrobes, one en-suite, a bathroom, hot press and store.*

*As a resident of Pembroke Square you have access to the reading room, meeting room and roof garden terrace with magnificent views over Dublin.*

## **Viewing recommended**

### **Accommodation**

**Entrance Hall – 3.14m x 1.00m**

With a laminate floor.

**Living/**

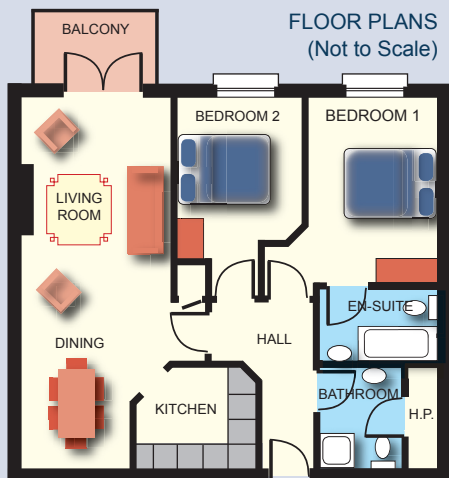
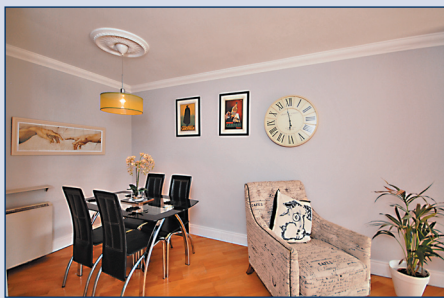
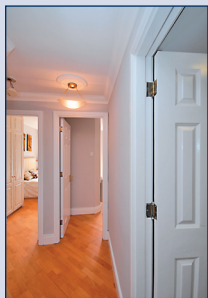
**Dining Room – 7.60m x 2.96m**

With a laminate floor and French doors to the balcony.

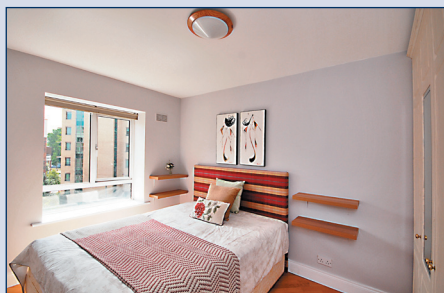
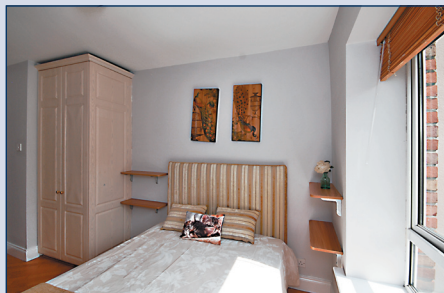
**Kitchen – 2.38m x 2.17m**

With wall & floor units and a tiled floor.





**Floor Plan**



## Accommodation Continued

**Bedroom 1** – 3.74m x 2.58m

Double bedroom with a built-in wardrobe and an en-suite.

**Bedroom 2** – 3.93m x 2.5m

Double bedroom with a built-in wardrobe and laminate floor.

**Bathroom** – 1.86m x 1.66m

With wall and floor tiles, bath/shower, w.c. and w.h.b.

## Hot Press & Store

### Outside:

The central courtyard is beautifully landscaped, well managed and include designated underground car parking.

### Floor Area:

Approx. 63 m<sup>2</sup> (678 ft<sup>2</sup>)





**ESTATES**

**28 Lower Leeson Street, Dublin 2.**

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**PSR Licence No.: 002120**

**Asking Price:** €495,000

**Viewings:** Strictly by appointment with the sole agents.

**Negotiator:** Karen Mulvaney (087) 667 1986.

**“Each Office is Independently Owned and Operated”**

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