



62 Pembroke Square,
Ballsbridge,
Dublin 4.

For Sale
By Private Treaty

BER C2

**COLDWELL
BANKER** 

ESTATES

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.

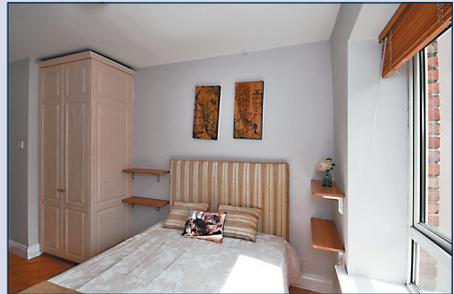
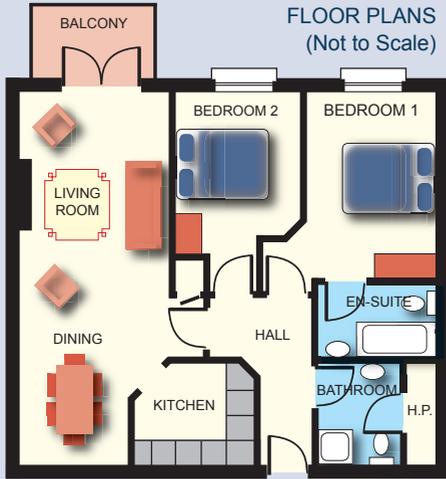
As a resident of Pembroke Square you have access to the reading room, meeting room and roof garden terrace with magnificent views over Dublin.

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 m² (678 ft²)



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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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