

**FOR SALE BY PRIVATE TREATY**



**44 Fishermans Wharf, Ringsend, Dublin 4**

## Description

Most attractive top floor two bedroom duplex facing south in this mature, well managed development. This bright, well maintained home is presented in turn key condition and ready for occupation. The location is very sought after with a host of amenities on the doorstep. The spacious interior comprises of a hall, living room, kitchen, two double bedrooms and a bathroom. Parking behind electric gates is available in a pleasant communal courtyard. This property will appeal to a first time buyer and an investor given the location and great value price. Viewing highly recommended.

## Location

Very convenient location close to Ballsbridge, Grand Canal Dock, IFSC and Sandymount. A number of amenities are on the doorstep in Ringsend itself. Transport links nearby include the Luas in the IFSC and the Dart in Grand Canal.

## Features

- South facing
- Top floor
- Upgraded bathroom
- Attractive view from upper floor
- Spacious duplex layout
- Excellent condition
- Secure parking
- Electric heating
- Separate kitchen with natural light
- Management charge €1,200 p.a.
- Great location



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## Accommodation

Entrance hallway leading to ....

### Living 4.73m x 3.53m

Bright south facing room with a timber floor, fireplace and a small balcony.

### Kitchen 3.66m x 2.39

Appealing kitchen with natural light, washing machine, oven, hob, hood, spot lights, fridge and a tiled floor

### *Upstairs*

### Landing with natural light

### Bedroom 1 4.93m x 2.53m

Double with timber flooring and built in wardrobes

### Bedroom 2 4.11m x 2.74m

Double with fitted wardrobe

### Bathroom

Most attractive white three piece suite with an electric shower and floor & walling tiling.



## Floor Area

c. 65 sq. m.

## BER

D1

## Viewing

By private appointment

## Negotiator

Owen Reilly

