



Apt.147, Ivy Exchange Building,
Granby Place, Dublin 1

 **HUNTERS**
ESTATE AGENT

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BER C1



For Sale by Private Treaty

Hunters Estate Agent is delighted to present Apartment 147, Ivy Exchange Building to the market. Extending to 69 sq.m/742 sq.ft, this is an exceptional, two bedroom, fourth floor apartment offering spacious and bright accommodation throughout and is presented in immaculate walk-in condition.

Built in 2005, Ivy Exchange Building is a modern, secure development with an enviable location, in the heart of Dublin city. Just off O'Connell Street, the property is within easy walking distance of a host of amenities including shops, restaurants, theatres, sports clubs, parks, colleges, hospitals, and Dublin's principal places of work including the IFSC.

Accommodation briefly comprises a welcoming entrance hallway, 2 double bedrooms, a large and bright kitchen/living/dining area with fully upgraded kitchen with an array of built in appliances. A store room / utility lies off the hallway and provides ample additional storage space. The tastefully laid out bathroom completes the accommodation of this fine apartment which also offers an ideal investment opportunity. The apartment enjoys the benefits of a residents' garden planted in lawn and shrubs and there is also a communal terrace area. A private car park is located within the building and is accessed by electric gates with a designated parking space for the property. There is also a gym within the development.

The apartment is served by many excellent public transport links including the LUAS, a host of bus routes, Dublin Aircoach, DART and rail services. For road users, the M50 and M1 are within easy reach along with all the major routes leading from the city centre.

Viewing is essential and highly recommended.



SPECIAL FEATURES

- » Exceptional two-bedroom apartment
- » Bright & spacious accommodation extending to approx. 69 sq.m/742 sq.ft.
- » Tastefully presented in immaculate, turn-key condition
- » Fully upgraded kitchen
- » Solid oak wood flooring throughout
- » Double glazed
- » Excellent, central location in the heart of Dublin within walking distance of a host of amenities.
- » Designated underground car parking space
- » 24 hour caretaker on-site
- » Communal garden area and access to terrace
- » Gym on-site
- » Electric storage heating
- » Excellent investment opportunity
- » Excellent transport links nearby





ACCOMMODATION

ENTRANCE HALL

6.4m x 1.18m (20.9ft x 3.87ft) max measurement

Welcoming L shaped entrance hallway with solid oak wood flooring. Fuse board.

STORE ROOM / UTILITY

1.92m x 2.10m (6.29ft x 6.88ft)

Surprising large storeroom/utility, containing numerous wooden shelving units and water cylinder. Solid oak wood flooring.

BATHROOM

2.29m x 1.67m (7.51ft x 5.47ft)

Attractive and well laid out white suite incorporating bath with wall hung shower unit, pedestal wash hand basin and WC. Wall mirror inset illuminated with spotlights. Extractor fan. Partially tiled walls and tiled flooring. Wall mounted heater.

KITCHEN / LIVING / DINING AREA

4.94m x 7.91m (16.20ft x 25.95ft) max measurement

Large, bright room incorporating kitchen, dining and living spaces. Solid oak flooring throughout adding continuity of the room. Bright and spacious, flooded with natural light.

KITCHEN

3.19m x 2.2m (10.46ft x 7.21ft)

Very attractive, newly upgraded kitchen with floor and wall mounted kitchen units providing a host of clever storage spaces and under cabinet lighting. Specimen Rangemaster ceramic sink and draining unit with dual lever mixer tap. Range of appliances including Zanussi under counter fan oven, Whirlpool hob, Kontinental extractor fan with automatic light, integrated Electrolux fridge freezer, Whirlpool integrated dishwasher and wall mounted microwave unit with Neff microwave oven. Breakfast bar and central light.

LIVING

4.94m x 5.5m (16.20 x 18.04ft)

Bright and airy living area with sliding glass doors. Solid oak flooring and central pendulum lighting.

BEDROOM 1

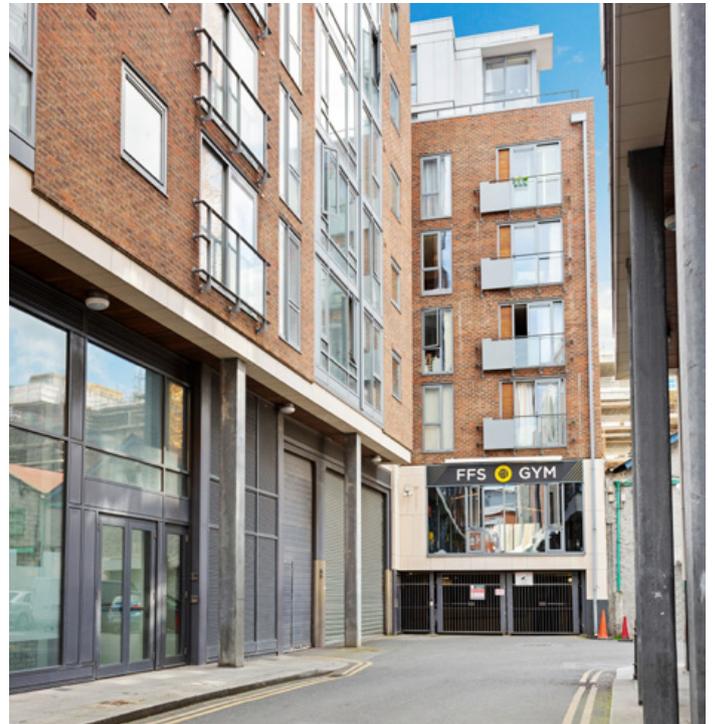
2.66m x 4.3m (8.72ft x 14.10ft)

Double bedroom with built-in wardrobes and floor to ceiling window. Solid oak flooring and central light.

BEDROOM 2

2.51m x 4.2m (8.23ft x 13.77ft) max measurement

Double bedroom with floor to ceiling window. Solid oak flooring and central light.



MANAGEMENT COMPANY

Core Management
15 Adelaide Street
Dun Laoghaire
Co. Dublin
Tel: 01 2145465
Annual service charge: €1,998.75
p.a. approx.

DIRECTIONS:

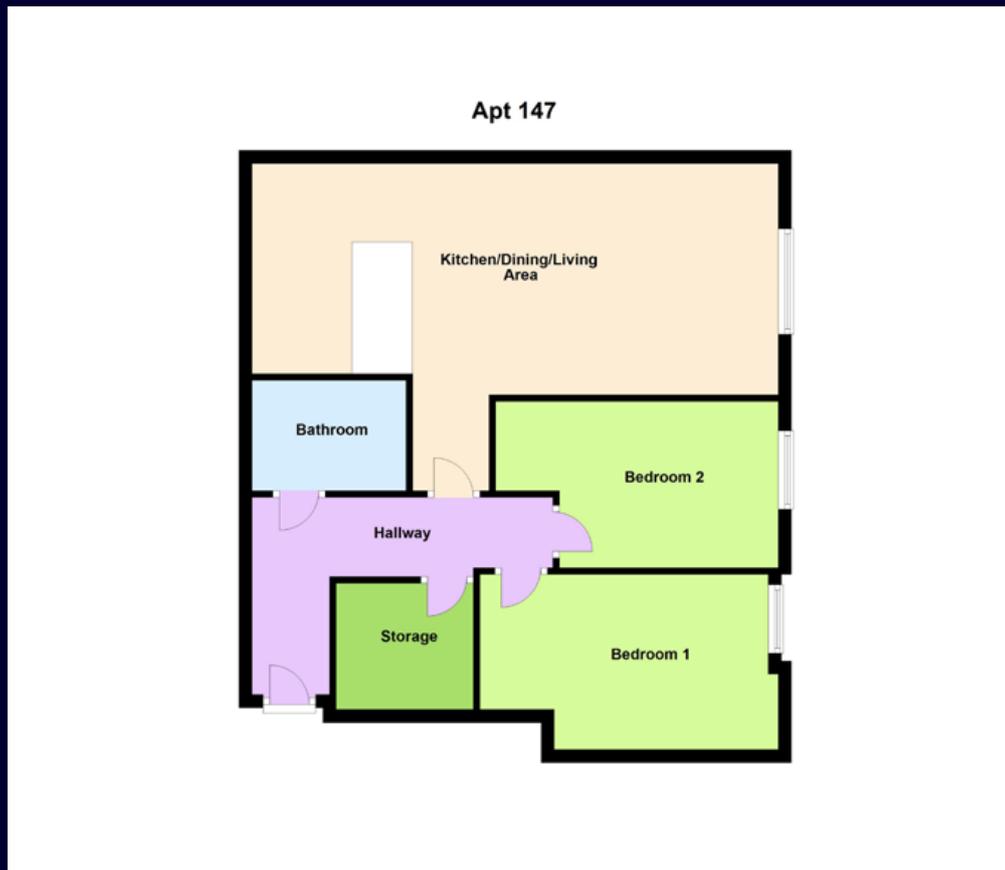
Travelling north on O'Connell Street, turn left onto Parnell Street. The entrance/doorway to the apartment complex is directly beside Chapter's Book Shop.

BER DETAILS

Rating: C1
BER No: 113170146
Energy Performance Rating: 152.99
(kWh/m2/yr)

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent on 01 668 0008 or email: city@huntersestateagent.ie



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