



ESTATES

28 Lower Leeson Street, Dublin 2.

PHONE: (01) 411 0012

email: karen@coldwellbanker.ie

web: www.coldwellbanker.ie

PSR Licence No.: 002120

Asking Price: €380,000

Viewings: Strictly by appointment with the sole agents.

Negotiator: Karen Mulvaney (087) 667 1986.

"Each Office is Independently Owned and Operated"

Whilst all reasonable care has been taken in preparing this brochure this firm shall not be held responsible for any inaccuracy to any of the particulars, photographs or description relating to any property or properties referred to and shall not be liable for any expenses that may be incurred by any party investigating, researching or viewing any such property and which that party may determine to be unsuitable or which may have been let, sold, withdrawn or no longer available for disposal. Interested parties are advised to make an appointment directly with us to view the property and to establish with us that the property is still on the market with us as agents before they incur any pre bid costs. We ask you to note that we have no authority to bind the vendor or the landlord in contract and no contract shall exist or be deemed to exist until a formal contract or lease as prepared by the Vendor or Landlord or the Vendor's or Landlord's solicitor has been formally executed by the Vendor or Landlord or their appointed legal agent. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars, as to this property, are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, dimensions, references to condition and permission for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or mis-description shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. No one in our employment has the authority to make or give any representation or warranty whatever in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

62E Smithfield Market Smithfield Dublin 7

BER D1



For Sale By Private Treaty

Central Smithfield Location

Sixth Floor Apartment

Walk in Condition

Wooden Flooring

All Amenities on your Doorstep

62E Smithfield Market, Smithfield, Dublin 7

Karen Mulvaney of Coldwell Banker is delighted to present this stunning two bedroom apartment in this iconic part of Dublin. The spacious sixth floor apartment comprises of hallway, two double bedrooms, bathroom, two storage cupboards, large living/dining room and kitchen.

Both bedrooms and the living room balcony overlook the central courtyard. Smithfield market is literally outside the front door. The views all over Dublin and the Smithfield viewing tower from the rooftop garden is stunning and you could easily lose time watching the world go by over the rooftops of Dublin.

Exceptionally well located, Smithfield Market is within easy access to an excellent selection of amenities including cafés, shops, bars and restaurants in close proximity. The Lighthouse Cinema and Jameson visitor centre are on your doorstep as are The Four Courts, Law Library and the new DIT at Grangegorman. The property is also well served by public transport facilities with Dublin Bus and the Luas Red Line nearby.

Accommodation

Entrance Hall	4.07m x 1.71	With wooden floors.
Store	0.92m x 2.01m	
Bathroom	2.32m x 2.1m	With bath, shower, w.c., and w.h.b.



FLOOR PLANS
(Not to Scale)



Accommodation Continued

Bedroom 1	2.82m x 2.95m	With wooden flooring and fitted wardrobes
Bedroom 2	2.84m x 3.52m	With wooden flooring and fitted wardrobes
Kitchen	2.48m x 2.01m	Fully fitted kitchen with floor to ceiling storage
Living/Dining Room	3.88m x 6.66m	Large spacious room with wooden flooring and balcony

Floor Area Approx. 65.3 sq. m.