



ESTATES

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PSR Licence No.: 002120

Asking Price: €380,000

Viewings: Strictly by appointment with the sole agents.

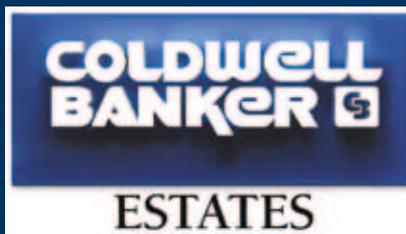
Negotiator: Karen Mulvaney (087) 667 1986.

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62E Smithfield Market Smithfield Dublin 7

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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.