



For Sale
by Private Treaty

Apt. 68 Fisherman's Wharf, Ringsend, Dublin 4
D04 HW60



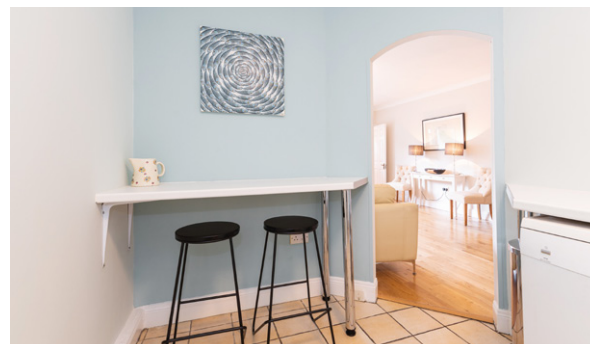
Apt. 68 Fisherman's Wharf, Ringsend, Dublin 4 D04 HW60

Allen & Jacobs are delighted to bring apt. 68 Fisherman's Wharf to market. A most impressive and very spacious (approximately 69sq/m) own door two bed apartment, presented in showhouse condition in this highly convenient & gated development in the heart of Ringsend. The extremely light and bright accommodation briefly comprises entrance hall, living room/dining room, separate kitchen, two double bedrooms and main bathroom. Subtle use of interior design makes this turn key property a must see for any discerning buyer. Parking spaces are also available to residents. Viewing is highly recommended!

A stone's throw from Grand Canal Dock and Basin, there is an excellent choice of amenities in the immediate vicinity including an array of buzzing cafés and restaurants, a large choice of sports and fitness clubs, local shops as well as the Bord Gais Theatre and the National Convention Centre. The area is well serviced by local bus routes and the DART, while the Aviva Stadium and RDS are nearby. The property is within walking distance of many prestigious employers such as Airbnb, Google, Indeed, Mason Hayes Curran, William Fry, Facebook and many more. This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge.

At A Glance

- ◆ Well-proportioned Light Filled Accommodation c. 69sqm
- ◆ Electric Heating
- ◆ Dual Aspect
- ◆ Two Double Bedrooms
- ◆ Timber Framed Double Glazed Windows
- ◆ TV, Phone and Internet Connection
- ◆ Within Walking Distance of the City Centre
- ◆ Prestigious Development
- ◆ BER : C2
- ◆ Management Fees €2338 per annum to include contribution to sinking fund.



Accommodation

- ◆ Entrance Hall:
- ◆ Living Room: 6.00 m x 5.00 m: Le Droff style open fire. Solid Oak Timber Floors
- ◆ Storage unit. 1.69m x 1m Own Door Storage area. Fully Shelved
- ◆ Kitchen: 4.05m x 2.2m:
Fully fitted contemporary kitchen with extensive range of eye & floor level press units. Tiled floor. Breakfast
- ◆ Rear Hall: 4.2m x 0.9m:
- ◆ Hot Press
- ◆ Bedroom 1: 4.4m x 2.5m: Extensive Built in Wardrobes.
- ◆ Bedroom 2: 4.4m x 2.3m: Extensive Built in Wardrobes.
- ◆ Bathroom: 1.8m x 1.7m: Contemporary fitted bathroom suite with bath, whb & wc.



Negotiator

Andrew Allen
MIPAV MMCEPI

Viewings

Strictly by prior appointment
only with sole agents

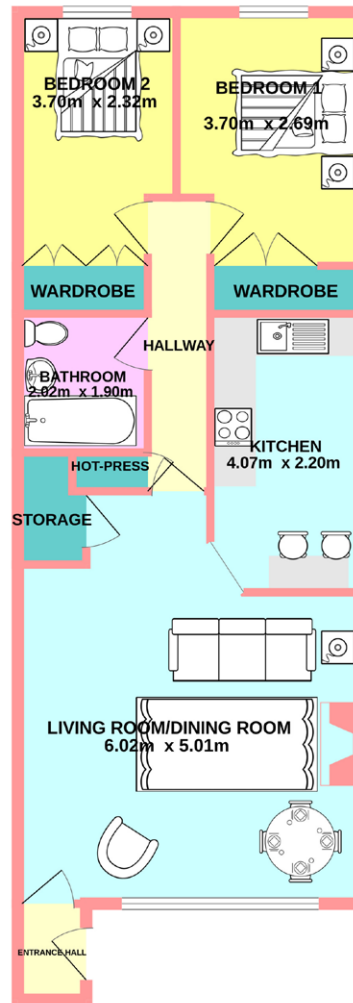
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Ground Floor



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