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FOR SALE BY PRIVATE TREATY



**43 HANOVER RIVERSIDE,
GRAND CANAL DOCK,
DUBLIN 2**

BER **B3**

DESCRIPTION

Exceptional, west facing, two bedroom, two bathroom apartment with a fantastic outlook over the river Liffey. Number 43 is located on the 7th floor of the upmarket Hanover Quay development. Ideally located in the heart of the fashionable Grand Canal Dock neighbourhood adjacent to the Marker Hotel and the Grand Canal Theatre with an abundance of social and sporting amenities on the doorstep. This contemporary residence boasts a bright and spacious interior, gas fired underfloor heating, high spec fittings and a designated parking space. The accommodation comprises an entrance hallway, open plan living/dining room with floor to ceiling windows, fully fitted kitchen, utility room with hot-press, two double bedrooms, master en-suite and main bathroom.

LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google, Facebook and McCann Fitzgerald.



SPECIAL FEATURES

- Turn Key condition
- West facing terrace with water views
- In the heart of Grand Canal Dock
- Gas fired underfloor heating system
- Secure parking space
- Convenient to the city centre
- Management fees €2,233 pa



ACCOMMODATION

Hall (4.4m x 1.33m)

Inviting L-shaped entrance hallway with a solid oak floor, storage closet and video intercom.

Living/ dining room 6.4m x 4.03m

Spacious room featuring access to a west facing terrace with fantastic views of the Convention centre and solid oak floor throughout.

Utility & Hot press 3.83m x 2.28m

Tiled Floor, washer/dryer, built in shelves.

Kitchen 2.33m x 2.09m

Contemporary kitchen featuring a range of fitted units with integrated appliances, solid granite worktops and a tiled floor.

Master bedroom 6.03m x 2.94m

Bright double bedroom featuring built in wardrobes, solid oak floor and a view of the River Liffey.

En-suite 2.41m x 2.15m

Stylish en-suite featuring a whb, wc, shower cubicle and a fully tiled wall and floor.

Bedroom 2 3.87m x 2.92m

Double bedroom featuring built in wardrobes.

Bathroom 2.29m x 1.73m

Stylish bathroom featuring a white three piece suite and a fully tiled floor.



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VIEWING

By appointment

NEGOTIATOR

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FLOOR AREA

c. 75 sq. m.

BER RATING

B3



Everything we touch turns to...

ALL ENQUIRIES

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