

9 WILLIAM BECKETT HOUSE



Pembroke Row, Dublin 2

FOR SALE



BER B2

9 WILLIAM BECKETT HOUSE



*A spacious and bright first floor apartment extending to approx. 55 sq. m / 592 sq. ft.
situated off Pembroke Row.*



ACCOMMODATION

No. 9 has contemporary design elements throughout while boasting easy access to the city centre.



The accommodation comprises an entrance hall with timber flooring. Off the hall is an open-plan dining/ living space which has access to a large balcony ideal for outdoor entertaining. There is a fully fitted kitchen with integrated Neff fridge/ freezer, dishwasher, electric oven with induction hob.



ACCOMMODATION



ACCOMMODATION



The first double bedroom is on the right-hand side and is fitted with built in wardrobes and carpet. The bathroom is fully fitted with a bath and shower with stone plinths and high specification tiling. A hot press with water tank completes the accommodation.

The property further benefits from a beautifully refurbished entrance lobby, individual gas boiler, alarm, intercom system and Chrome switching throughout.



LOCATION

William Beckett House is approx. a 15 minute walk from Stephen's Green, Dublin's prime city retail area to include Grafton Street, Temple Bar, Trinity College and the Royal College of Surgeons. Ideally located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres.

William Beckett House has at its doorstep, a beautiful scenic walk along the Grand Canal with all the amenities of Baggot Street Lower. On select days, the Mespil Road food market takes place along the canal, boasting a popular variety of cuisines.

The Luas Green Line is within ten minutes' walk providing quick access to North, South and West Dublin. The DART serves destinations within and outside of Dublin, connecting at Connolly for services around the country.



FEATURES

- Well-proportioned light filled accommodation
- South facing aspect
- Balcony
- GFCH
- No Rental Cap
- Superb city centre location



BER: B2 | **BER Number:** 104258959

Energy Performance Indicator:

114.79 kWh/m²/yr

Approx. Size: 55 sq. m / 592 sq.ft

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Richard Banahan

Sales Agent

richard.banahan@ie.knightfrank.com



Guy Craigie

Residential Director

guy.craigie@ie.knightfrank.com

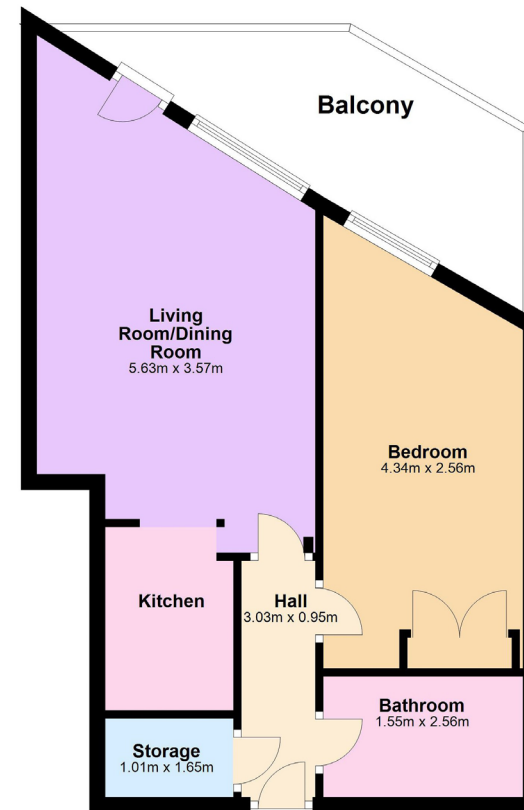


+353 1 634 2466



residential@ie.knightfrank.com

FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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