

**FOR SALE**

# 2 Percy Place

Ballsbridge, Dublin 4



## DESCRIPTION

2 Percy Place is a fully renovated, stunning 3 bed detached period property located immediately beside the Huband Bridge Lock on the banks of the Grand Canal. The current owners purchased the property last year and have completely re-modelled the property including fitting a new top of the range kitchen, remote control gas fires, new insulation, new flooring, new sash windows as well as a newly laid patio in the impressive rear patio garden.

Dating from 1910, 2 Percy Place was originally built by Samuel Beckett's Father (William) and remained in the Beckett family until the 1970's.

Downstairs, the house is certainly spacious with an impressive entrance hall (with guest WC under the stairs) leading to two unique living areas (both with designer remote control gas fires) as well as a kitchen (fitted with Neff integrated oven, microwave, dishwasher and hob) and a utility area (fitted with a Neff washer & dryer).

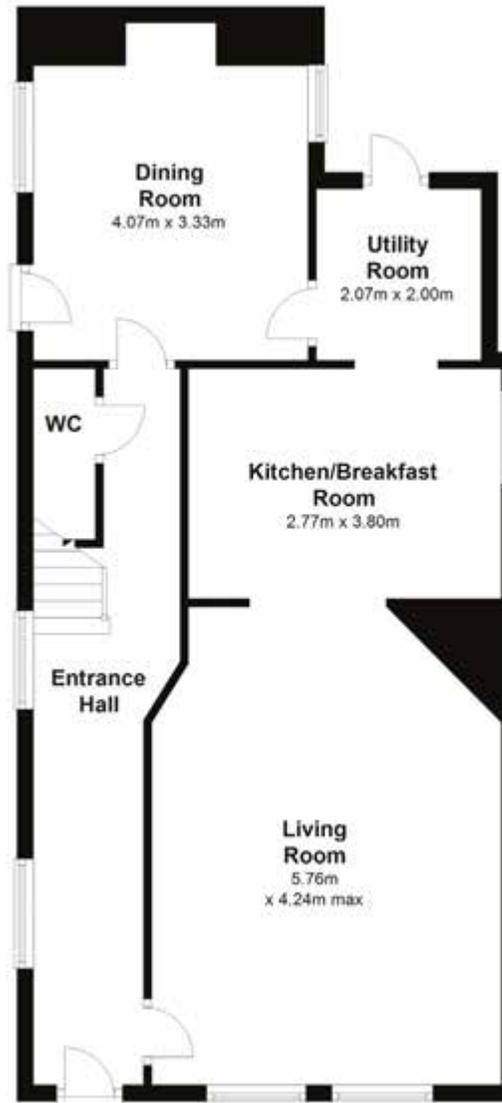
The private, maintenance free walled patio garden to the rear catches both the sun as well as the relaxing sounds of water pouring through the lock. There is also the benefit of a side entrance to the rear garden.

Upstairs leads to a sizeable landing with a good sized Master Bedroom (with fitted wardrobes) and two further bedrooms conveniently off it – all of which have stunning views onto the Grand Canal. The owners also completely renovated the main bathroom sparing no expense with high quality Kludu shower and sink fittings complementing an Advanced Mira shower.





## FLOOR PLANS



GROUND FLOOR

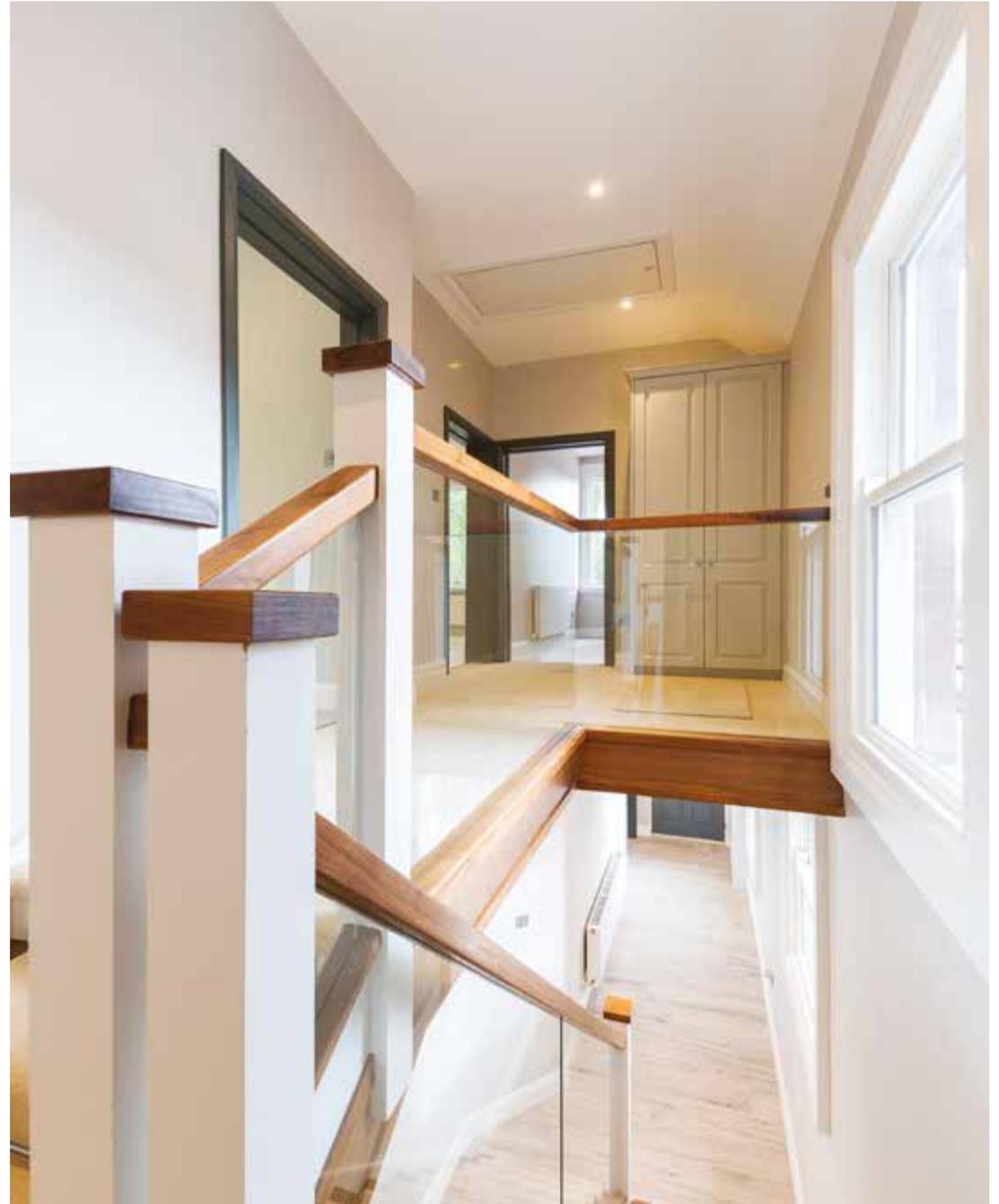


FIRST FLOOR

## LOCATION

2 Percy Place not only occupies an incredible location on the banks of the Royal Canal in the heart of Dublin 4, but as you can see from the aerial below, it is also uniquely located within close walking distance to a number of the main employment, leisure and entertainment destinations in Dublin City.

WALKING DISTANCES	LOCATION
4 mins	Baggot Street Upper
6 mins	Merrion Square / Barrow Street (Google HQ)
7 mins	Wilton Place (Linkedin HQ)
8 mins	Grand Canal Quay
11 mins	The Aviva Stadium
12 mins	Fenian Street (Twitter HQ)
15 mins	Ballsbridge Village / Grand Canal Square (Facebook HQ)
17 mins	Grafton Street





Dun Laoghaire Pier

Sandymount Strand

AVIVA

Ballsbridge Village

RDS

G

2 Percy Place

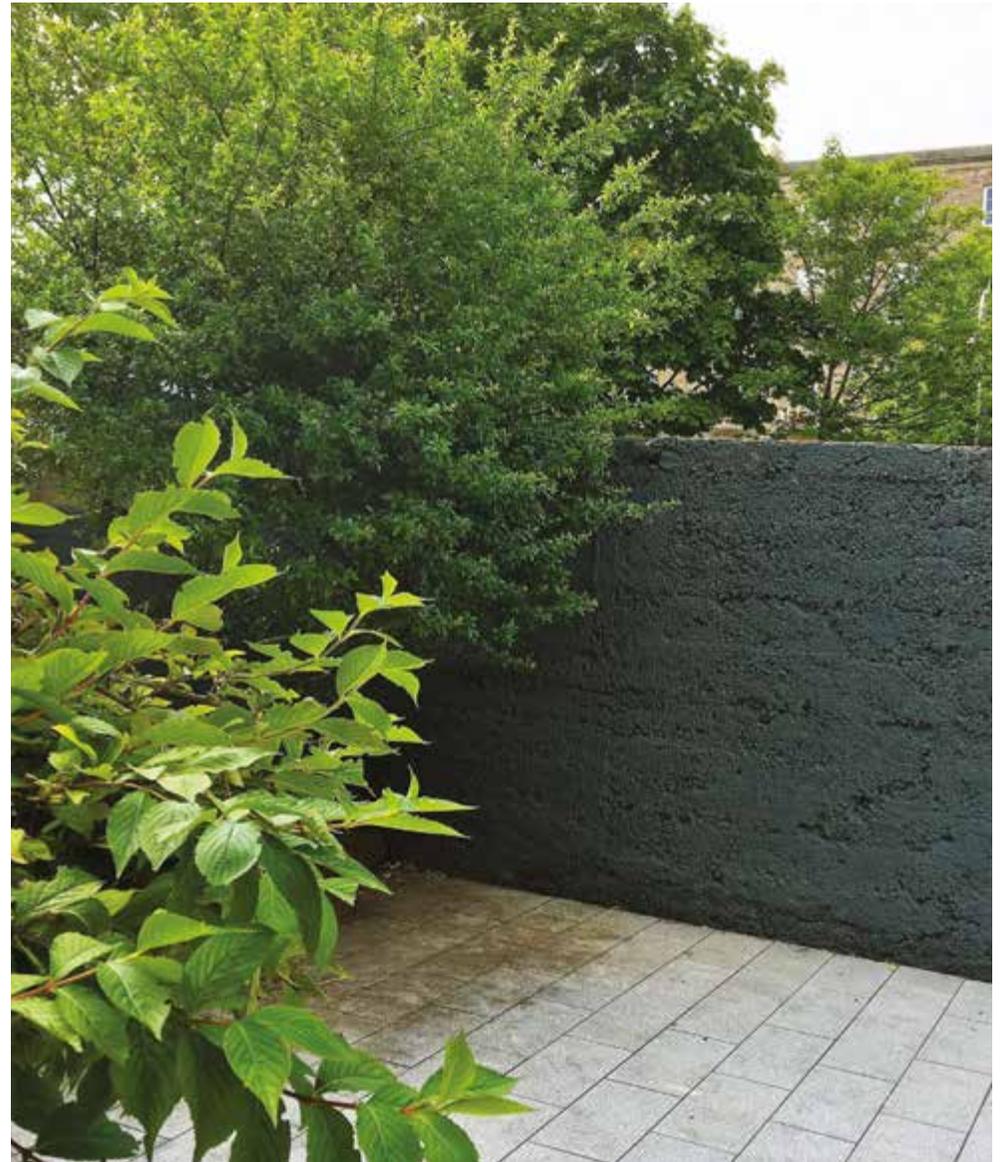
Baggot Street Upper

in

Merrion Square

## GARDEN

The rear of 2 Percy Place boasts an extremely private south west facing garden currently laid in patio with a raised planting bed. This uniquely sized area is 36 ft long and 24ft wide and offers a sense of seclusion with the relaxing sound of water flowing through the lock.





## CONTACT



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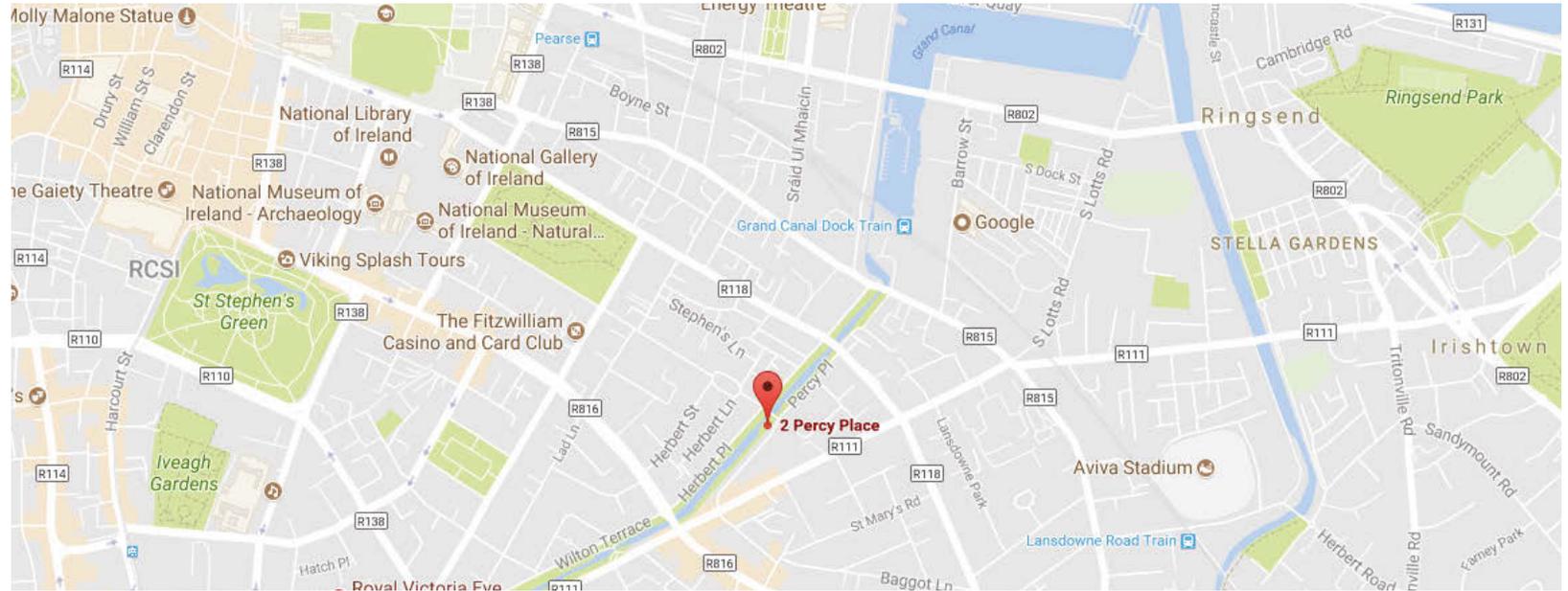
E: [jason@millercommercial.ie](mailto:jason@millercommercial.ie)

[www.millercommercial.ie](http://www.millercommercial.ie)

Size: Approx. 125 sq.m. (1,345 sq.ft.)

BER: On Application

Viewing Details: By Appointment



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