

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).

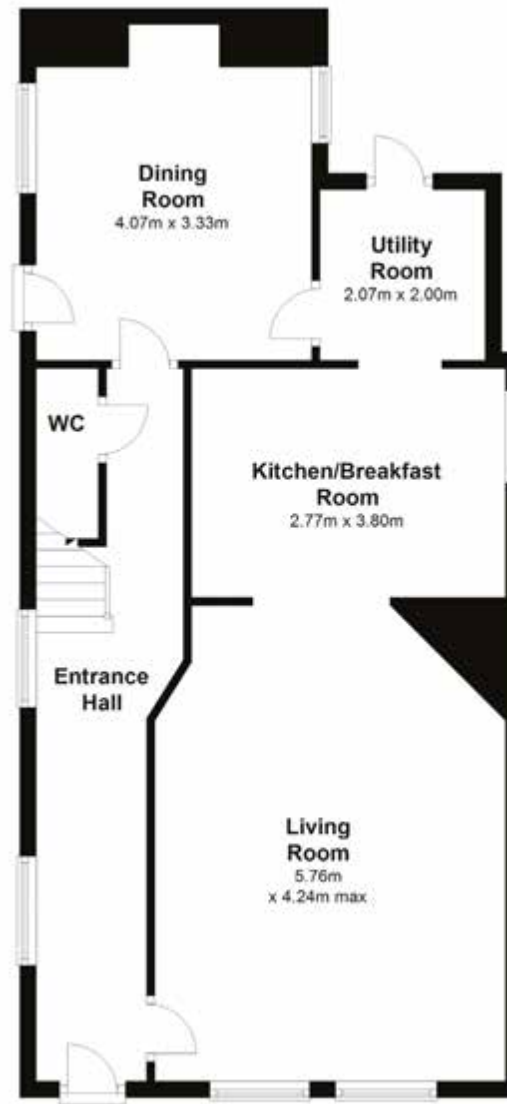
The private, maintenance free walled patio garden to the rear catches both the sun as well as the relaxing sounds of water pouring through the lock. There is also the benefit of a side entrance to the rear garden.

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

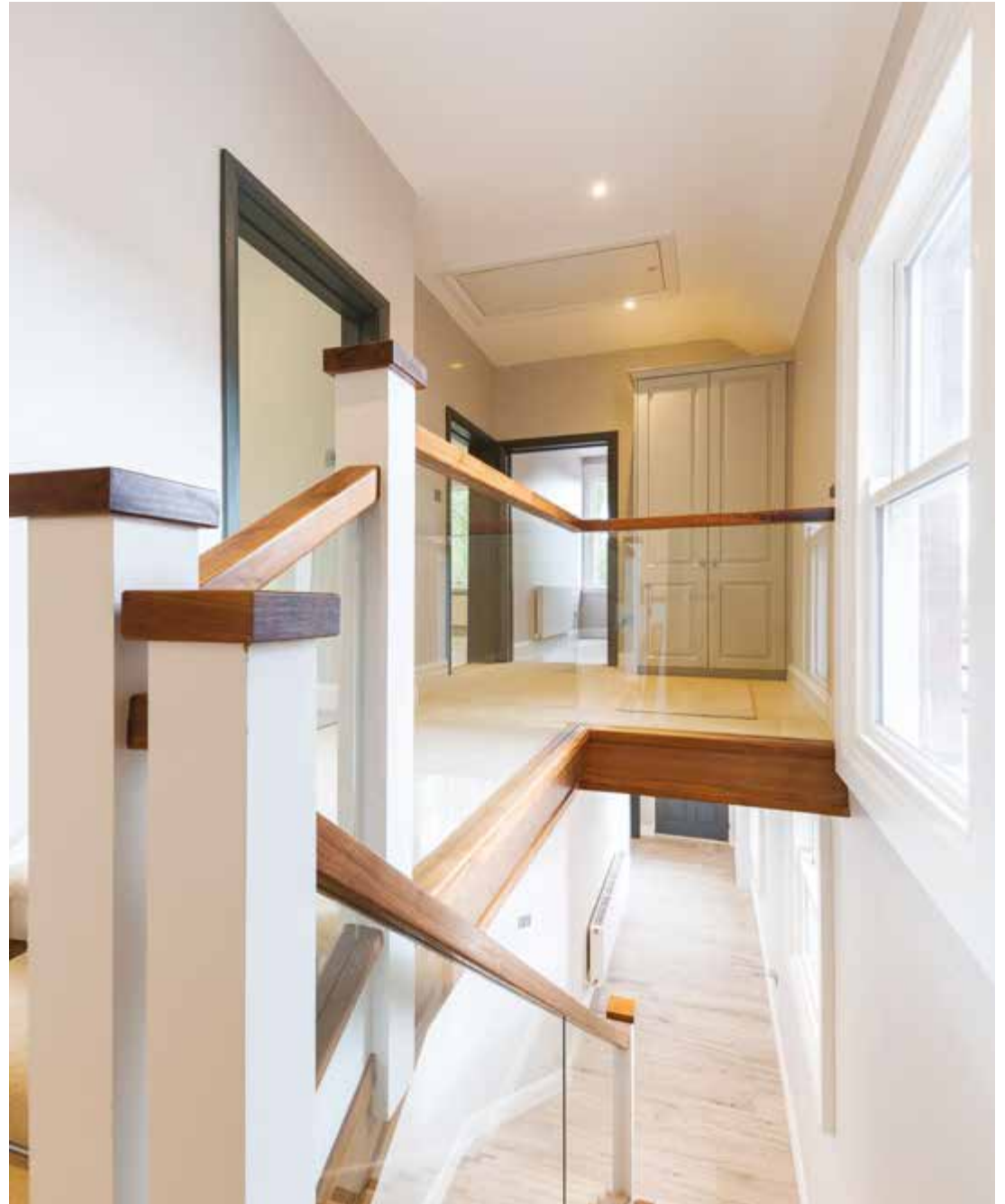


FIRST FLOOR

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.

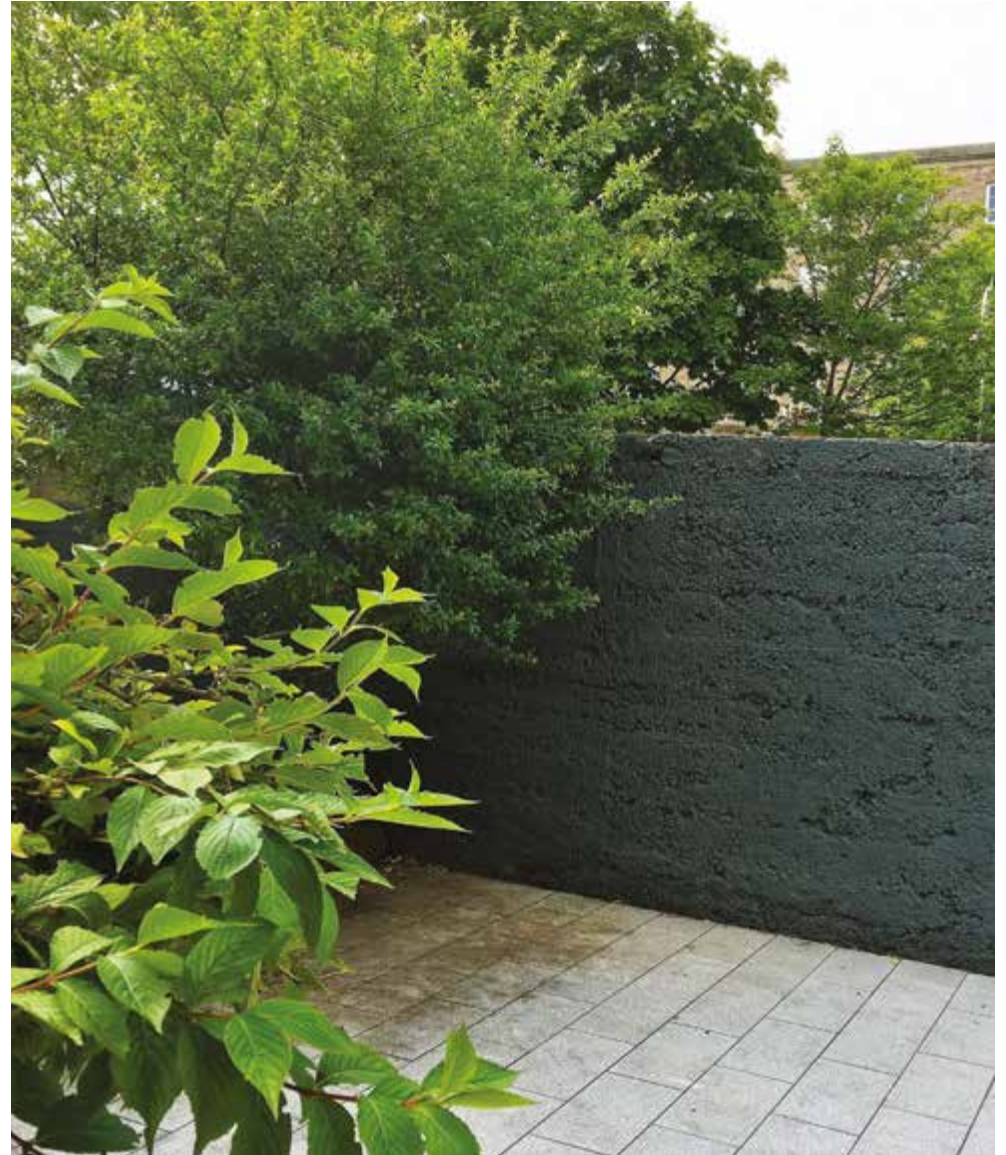
WALKING DISTANCES	LOCATION
4 mins	Baggot Street Upper
6 mins	Merrion Square / Barrow Street (Google HQ)
7 mins	Wilton Place (Linkedin HQ)
8 mins	Grand Canal Quay
11 mins	The Aviva Stadium
12 mins	Fenian Street (Twitter HQ)
15 mins	Ballsbridge Village / Grand Canal Square (Facebook HQ)
17 mins	Grafton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





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



Jason Miller

T: (01) 911 9957

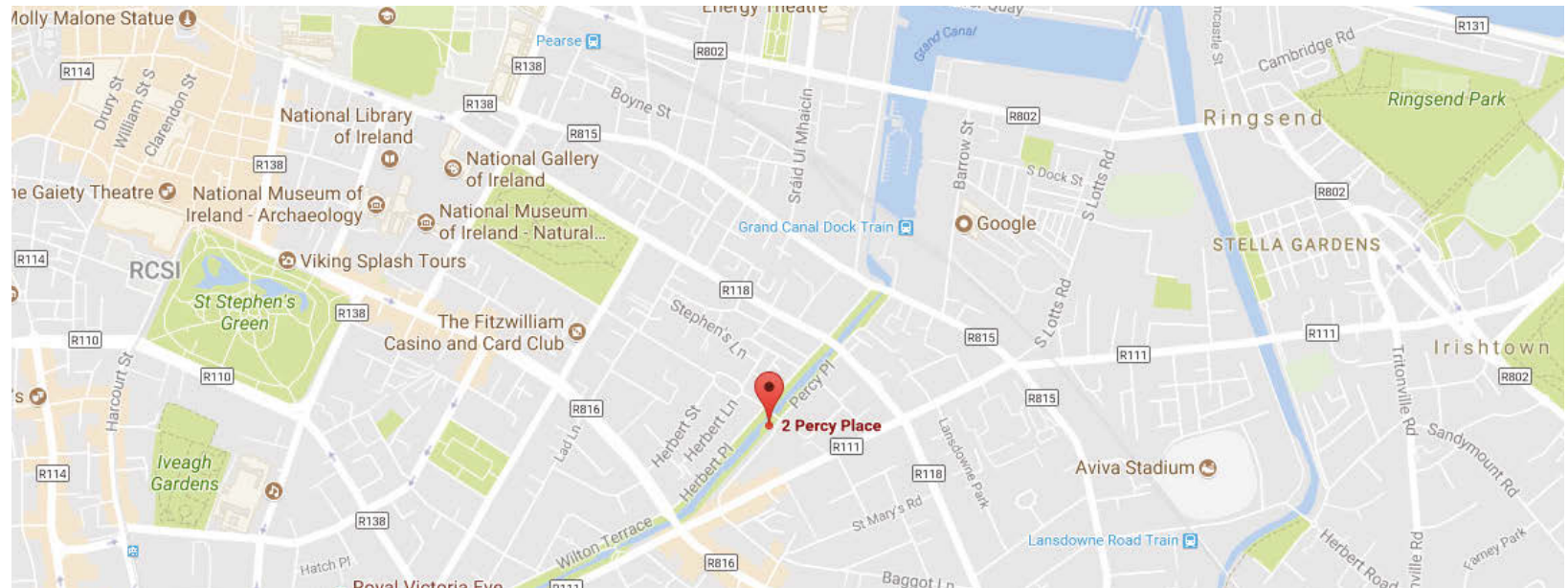
E: jason@millercommercial.ie

www.millercommercial.ie

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

BER: On Application

Viewing Details: By Appointment



Disclaimer:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Miller Commercial and the Vendor/Lessor give notice that: (1) These particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Miller Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.