



BER B3

66 Hanover Riverside,
Grand Canal Dock, Dublin 2

owenreilly

For Sale By Private Treaty



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DESCRIPTION

A truly exceptional, south facing one bedroom apartment situated in the heart of Grand Canal Dock, Dublin's most sought after city quarter. Positioned on the 6th floor overlooking the Diarmuid Gavin designed internal gardens, a spacious terrace offers prospective residents a quiet, outdoor suntrap with attractive, leafy vista. Inside the property boasts a welcoming entrance hall with utility room and hot press for extra storage, a spacious south facing living/dining room, fully equipped kitchen, generous double bedroom and contemporary bathroom. This upmarket development comes complete with gas-fired under-floor heating throughout. This property comes with a designated parking space in the gated, underground car park. Rarely does a one bedroom property of this quality come to the market. Viewing is highly recommended!

LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of neighbourhood bars, bistros, cafes and restaurants clustered around the historic city dock where the iconic Grand Canal Theatre and

the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza. St Stephen's Green, Ballsbridge, the IFSC and Sandymount are all within 15 minutes' walking distance while the DART at Grand Canal provides easy access to the city centre and beyond. The locality benefits from a broad range of multi-national employers and indigenous enterprises including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

SPECIAL FEATURES

- 6th floor
- Bright and spacious interior
- South facing balcony
- Designated underground parking space
- Vibrant and fashionable urban quarter
- Timber floors with under-floor heating
- Achievable rent €1,800 per month

FLOOR AREA: 49 Sq. M.

BER: B3

NEGOTIATORS

Viewing by appointment only with Owen Reilly & Steven Quinn



ACCOMMODATION

Entrance hall (3.12m x 1.7m)

Welcoming entrance hall with timber floor, utility and storage closet (1.52m x 1.06m) plumbed with washer-dryer and hot press.



Living/dining room (5.9m x 3.47m)

Bright and spacious room with access to south facing terrace.

Kitchen (2.60m x 1.84m)

Fully equipped kitchen with tiled floor, spot lighting and integrated appliances to include oven, hob, hood, fridge, freezer and dishwasher.

Bedroom (3.81m x 2.77m)

Bright double bedroom featuring built in wardrobes with access to a south facing balcony

Bathroom (2.29m x 1.72m)

Contemporary, tiled bathroom with large wall mirror, underfloor heating and white three-piece suite to include bath and pump shower.



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