

# owenreilly

FOR SALE BY PRIVATE TREATY



**55 THE DOCK MILL,  
GRAND CANAL DOCK,  
DUBLIN 4**

**BER C3**

## DESCRIPTION

Stunning, recently renovated, three bedroom apartment boasting a stunning, west aspect over Grand Canal Quay. This spacious, light filled home is in turn-key condition and includes an upgraded kitchen and bathrooms. Other features include a generous terrace and a designated car space. This is a hugely sought after location next door to the Google HQ and Grand Canal Dart Station with a host of amenities on the doorstep. The accommodation briefly comprises an entrance hall with hot-press, storage closet and utility closet, open plan living/dining room with access to west facing terrace, fully equipped kitchen three bedrooms with master ensuite and a bathroom.



## LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the chic Marker Hotel and iconic Grand Canal Theatre. 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.



## SPECIAL FEATURES

- Large terrace with water views
- West facing aspect
- Recently renovated
- Turn-key condition
- Secure, designated parking space
- Unrivalled social infrastructure on the doorstep
- Management charges €2,705



## ACCOMMODATION

### Entrance hall (8.83m x 1.41m)

Inviting hallway with video intercom, timber flooring, separate storage which houses washing machine, dryer and Hot press.

### Living/Dining room (5.31m x 4.79m)

Spacious, light filled, open plan living room with hardwood flooring, spot lighting and a bay window (2.77m x 1.25m) with access to a large terrace which enjoy water views.

### Terrace (4.91m x 2.35m)

Generous terrace boasting south facing water views of Grand Canal Dock.

### Kitchen (3m x 1.79m)

Upgraded kitchen with grey gloss fitted units and granite worktops. Integrated appliances to

include oven, hob and hood, fridge and freezer, microwave, Neff dishwasher.

### Master bedroom (3.92m x 3.72m)

Spacious double bedroom with en-suite.

### En-suite (2.11m x 1.24m)

Contemporary, fully tiled bathroom with white three piece suite including shower and mirror cabinets.

### Bedroom 2 (3.81m x 3.3m)

Double bedroom with fitted slide robes.

### Bathroom (2.01m x 1.67m)

Stylish, fully tiled bathroom featuring bath, shelf, mirrored cabinets and spot lighting.

### Floor Area c. 92 sq.m



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## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly

## FLOOR AREA

c. 92 sq. m.

## BER RATING

C3



**Everything** we touch turns to...

ALL ENQUIRIES

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