

FOR SALE BY PRIVATE TREATY



63 THE WINDMILL,
SIR JOHN ROGERSON'S QUAY,
DUBLIN 2.

DESCRIPTION

Most impressive, top floor, one bedroom plus study apartment boasting a spacious and light filled interior with an attractive view. Hugely sought after location situated in this popular and well regarded development just off Sir John Rogerson's Quay only a short walk from the city centre, Grand Canal Dock and the IFSC. Number 63 would be ideal for owner occupiers and investors alike. The bright and well-proportioned interior briefly comprises of an entrance hallway, open plan living/dining room with access to a west facing balcony, off set kitchen, one double bedroom, a study with hot press and storage closet and a bathroom. Viewing is highly recommended!

LOCATION

Superb location in the heart of the city, just off Sir John Rogerson's Quay and only a short stroll from Grand Canal Dock and the IFSC. This vibrant location has a host of amenities to offer including the Marker Hotel, Bord Gais Energy Theatre and a variety of restaurants, bars, gyms and shops. The city centre is only a ten minute walk away. Public transport links are numerous with the Dart and Luas on the doorstep.



SPECIAL FEATURES

- Superb city centre location
- Very well managed development
- One double bedroom and one study
- City view
- Access to large attic storage
- Hardwood chestnut floors throughout
- Fully equipped kitchen
- West facing balcony
- Attractive communal grounds
- Fourth Floor
- Electric heating
- Management charge approx. €1,050 p.a.



ACCOMMODATION

Entrance hall (4.97m x 0.86m)

Inviting entrance hallway with intercom.

Living room (3.76m x 3.4m)

Open plan living/dining room featuring a mock fireplace with electric fire inset, decorative coving, hardwood timber flooring, floor to ceiling windows and access to a west facing balcony. Lovely city view.

Kitchen (2.78m x 2.24m)

Featuring natural light, a range of fitted units, Zanussi washing machine, cooker and fridge.

Bedroom (3.48m x 2.69m)

Spacious double bedroom featuring built in wardrobes and access to large attic storage.

Study (2.77m x 2.17m)

Generous room suitable for a number of uses with natural light, storage closet and hot press.

Bathroom (2.64m (max) x 2.02m)

Timber floor, wc, whb, bath with Triton shower, tiled surround.



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property consultants

VIEWING

By appointment

NEGOTIATOR

Emer Costello
& Owen Reilly

FLOOR AREA

c. 46 sq. m.

BER RATING

E1



Everything we touch turns to...

ALL ENQUIRIES

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