



# TRAMYARD EXCHANGE

27 CARMAN'S HALL DUBLIN 8





# 27

## VIBRANT LOCATION

Tramyard Exchange is the newest apartment development in one of the oldest and most interesting parts of Dublin City. It is situated at 27 Carman's Hall, just off Meath Street, Thomas Street and Francis Street, a short distance from Christchurch, Temple Bar and the River Liffey. The Liberties name dates back to the arrival of the Anglo Normans in the 12th Century and the manorial jurisdictions that were applied. The townlands were united to the city but still preserved their own jurisdiction, i.e. the Liberties.

Today this is one of the capital's most colourful and vibrant areas, full of character, cultural innovation and opportunities.

The Liberties is ideally situated to the Southwest of the city centre. Traditionally associated with market traders, local family-owned business as well as whiskey distilling, it now is a centre of enterprise, innovation, art, design, leisure, entertainment and commercial life. It is the home of the tech and media hub as well as medical and education centres.



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## MULTIPLE AMENITIES

There are multiple amenities and attractions convenient to Tramyard Exchange including the Guinness Storehouse, the National College of Art and Design, numerous primary and secondary schools, third level colleges, various distilleries, a great selection of shops, restaurants, cafes and hostelries, Vicar Street, leisure activities, business and office hubs, bus routes, proximity to the Luas and Heuston Station, Christchurch, St. Patrick's Cathedral, Royal Hospital Kilmainham, Dublin Castle.

Trinity College Grafton, Street and St. Stephen's Green are within easy reach.

What makes the area special are the people in it, both residents and business owners and workers. Prominent are the greengrocers, butchers, hairdressers, jewellers, gift shops, charity shops and street markets – in many ways the essence of the real Dublin.





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## STYLISH APARTMENTS

Tramyard Exchange, phase one comprises of 12 new one and two bedroom apartments which fit in very well with their historic surroundings. They are well designed with generous living and bedroom accommodation, attractive fitted kitchens and stylish bathrooms. It is being built by Salamisso Developments.



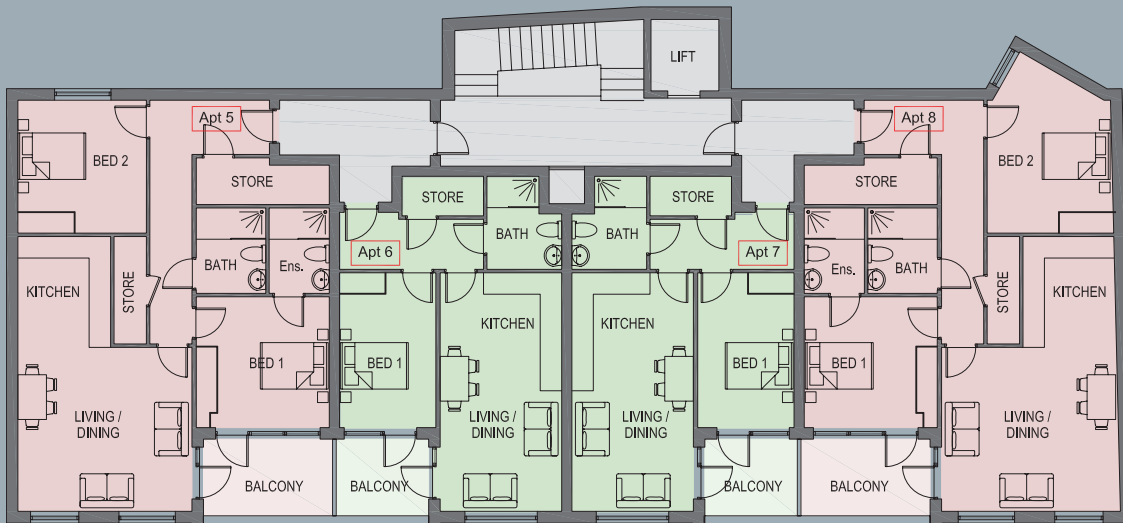




THIRD FLOOR PLAN

One Bedroom Apartment

Two Bedroom Apartment



SECOND FLOOR PLAN



FIRST FLOOR PLAN



## SPECIFICATION

### KITCHEN

Bespoke, handleless kitchens created for Tramyard Exchange by Reilly Bros Kitchens.

### WARDROBES

Contemporary range fitted with grey shadow design and mirror doors.

### BATHROOMS

Stylish and functional bathrooms and en-suites reflect clean lines and offer excellent quality throughout. Shower enclosures and heated towel rails are included with high quality tiling to wet areas and floors.

### INTERNAL DOORS

Modern painted solid timber doors and frames with shaker architrave and skirting.

### WINDOWS

High specification windows contributing to the overall energy efficiency of each apartment.

### Balconies:

Steel balconies with glazed balustrades and floored with composite decking.

### WIRING

Wiring for TV in living rooms and bedrooms, telephone/data in living rooms with USB fitted sockets. Modern & contemporary electrical specification and fittings throughout.

### LIGHTING

Pendant fittings throughout apartments with under counter lights in kitchen and downlighters in lobbies.

### HEATING

The market leading Nilan air-to-air system delivers passive standard efficiency and provides both heating and ventilation.

### WATER

Fully pressurised hot and cold water system.

### STORAGE

All apartments have a storage room plumbed for a washing machine.

### FINISHES

Paint finish to walls and ceilings.

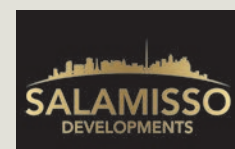
### SECURE BICYCLE STORE

A secure bicycle store room is provided at ground level.

### COMMUNAL AREAS

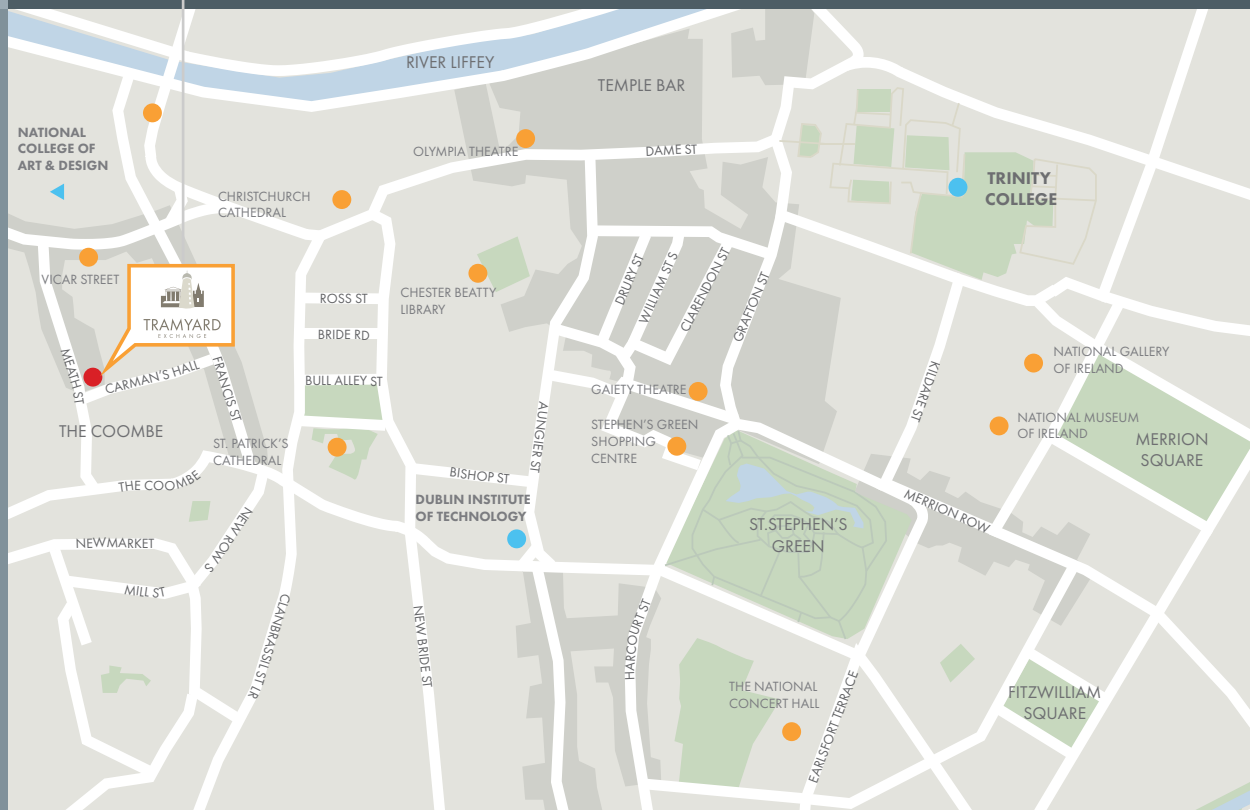
Bespoke contemporary lighting fixtures and furniture by artist Trevor Sweeney. Luxurious wallpaper to entrance lobby. Porcelain tiling to lobby and carpeting to stairs and landings.

### DEVELOPER





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DEVELOPER



FUNDED BY



SALES ENQUIRIES 01 6318402

sales@hookemacdonald.ie  
118 Lower Baggot Street Dublin 2  
PSRA Licence: 001651

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