



ALLEN
& JACOBS

For Sale
by Private Treaty

23 Fisherman's Wharf, York Road, Ringsend,
Dublin 4, D04 RK64

BER C1

23 Fisherman's Wharf, York Road, Ringsend, Dublin 4, D04 RK64

Description

Allen & Jacobs is delighted to bring No. 23 Fisherman's Wharf to market, a beautifully presented end of terrace three/four-bedroom family home tucked away within this gated development in the heart of vibrant Ringsend. Presented in excellent condition throughout, this light-filled home boasts well-proportioned and versatile accommodation extending to approximately 88 sqm, ideal for modern family living. Further benefiting from a designated residents' parking space, this superb home offers the perfect combination of comfort, convenience and style. The accommodation briefly comprises kitchen/dining room, home office, utility room on ground floor. On the first floor there is a landing, living room/bedroom, bedroom and bathroom while on the top floor there are two further bedrooms and a second bathroom.

Location

The location is simply superb. A host of excellent amenities are quite literally on your doorstep, including Grand Canal Dock, Ringsend Park, Sandymount Strand and the villages of Ringsend and Sandymount, with their excellent selection of cafés, restaurants, bars, boutiques and specialist shops. The Aviva Stadium, Bord Gáis Energy Theatre and Dublin's Docklands are all within walking distance, while the IFSC, Ballsbridge and Dublin City Centre are just minutes away. Grand Canal Dock DART Station, excellent bus routes and the East Link Bridge provide superb connectivity to all parts of the city. There is also an excellent choice of highly regarded primary and secondary schools within easy reach, making this a wonderful place to call home.

At A Glance

- ♦ Excellent condition throughout
- ♦ Stone's throw to Canal Dock
- ♦ Resident's parking space
- ♦ Double glazed windows throughout
- ♦ Electric heating
- ♦ Within walking distance of the city centre
- ♦ A selection of excellent schools within walking distance
- ♦ We are informed that the annual management fee is approximately €900
- ♦ No rent cap
- ♦ BER: C1



Accommodation

- ♦ Kitchen/Dining Room: 5.67m x 3.12m:
- ♦ Study/Home Office: 3.5m x 2.2m:
- ♦ Utility Room: 2.5m x 1.5m:

First Floor

- ♦ Landing: 3.95m x 1.8m:
- ♦ Living Room/Bedroom: 3.65m x 3.3m:
- ♦ Bedroom 1: 3.6m x 2.1m:
- ♦ Wc: 1.5m x 1.3:

Second Floor

- ♦ Landing: 3.75m x 1.8m:
- ♦ Bedroom 2: 3.6m x 2.95m:
- ♦ Bedroom 3: 3.05m x 2.55m:
- ♦ Bathroom: 2.55m x 1.85m:

Outside

Landscaped communal gardens plus ample off-street parking.



Negotiator

Andrew Allen
MIPAV MMCEPI

Viewings

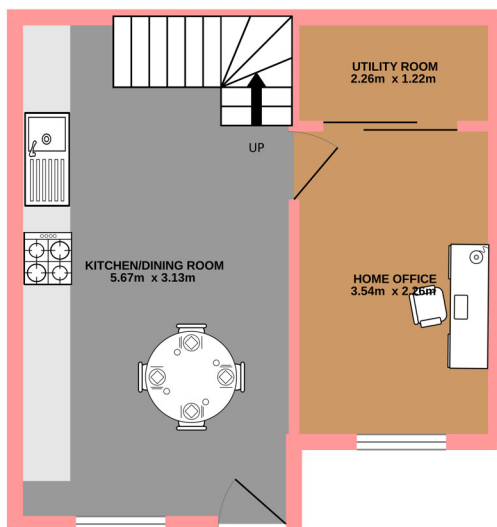
Strictly by prior appointment
only with sole agents

Allen & Jacobs Estate (City Office)

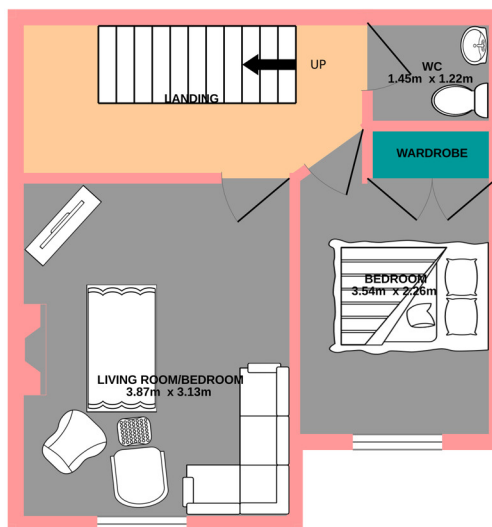
5 Bridge Street
Ringsend, Dublin 4
t: 01 531 3939
e: city@allenandjacobs.ie
w: allenandjacobs.ie



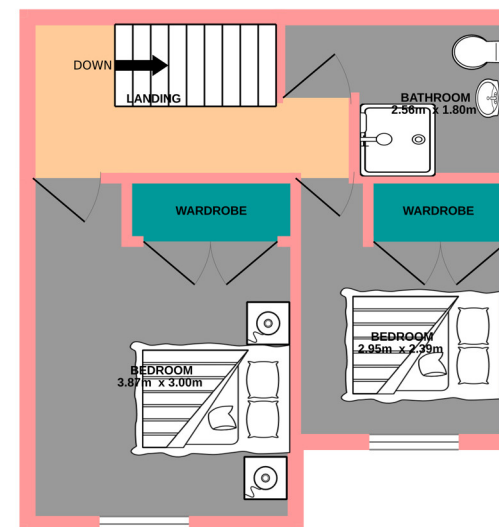
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



PSRA License No. 002964

Allen & Jacobs Estates (City Office) 5 Bridge Street, Ringsend, Dublin 4
T: +353 1 531 3939 E: city@allenandjacobs.ie www.allenandjacobs.ie



The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, or services. Interested parties must undertake their own investigation into the working order of these items.