

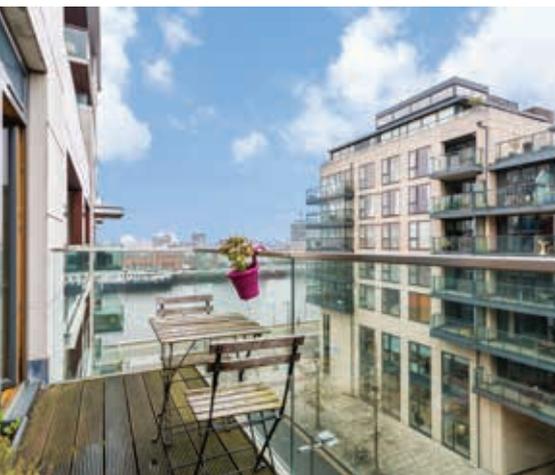


BER B3

36 Forbes Quay,  
Grand Canal Dock,  
Dublin 2.

owenreilly

For Sale By Private Treaty



## 36 Forbes Quay, Grand Canal Dock, Dublin 2

---

### DESCRIPTION

Owen Reilly is delighted to present this very spacious one bedroom apartment with designated parking and Liffey views from the balcony on the fifth floor of the hugely sought after Forbes Quay development. Given its location, adjacent to the iconic Grand Canal Theatre and the Marker Hotel, the property is minutes from host of amenities including cafes, shops, restaurants, gyms and is fifteen minutes' walk to the city centre. The interior is presented in turn-key condition comprising an entrance hall with a large storage room, a spacious living/dining room which leads to a terrace with views of the Liffey, fully equipped kitchen, generous double bedroom and contemporary bathroom. Energy efficient centralised heating system.

### LOCATION

Forbes Quay is ideally situated 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 Herbstreet, Milano, Fresh, Donnybrook Fair, The Marker Hotel and the iconic Grand Canal Theatre. Ballsbridge, the IFSC and Sandymount are all within walking distance

while the DART and LUAS provide easy access to the city centre and beyond. Grand Canal Dock is also home to major employers including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

### FEATURES

- Turn-key condition
- Generous terrace with Liffey views
- Designated parking space
- In the heart of Grand Canal Dock
- Energy efficient centralised heating system
- Convenient to the city centre

**FLOOR AREA:** 52 Sq. M.

**BER:** B2

### NEGOTIATORS

Owen Reilly and Steven Quinn



## ACCOMMODATION

### Entrance hall (3.74m x 1.29m)

Welcoming entrance hallway featuring a video intercom.

### Storage (1.61m x 1.27m)

Ample storage space with shelving which could be optimized further.

### Living room/dining room (5.94m x 3.43m)

Bright open plan living/dining room featuring a timber floor and access to the terrace.

### Kitchen (2.78m x 2.68m)

Kitchen features a slate grey tiled floor and a range of white gloss fitted units with integrated appliances to include a fridge, freezer, dishwasher, oven, hob, hood and washer-dryer.

### Bedroom (4.88m x 2.60m)

Spacious double bedroom with built in wardrobes and access to a terrace.

### Bathroom (2.37m x 1.92m)

Contemporary bathroom featuring a white three piece suite, built in mirrored cabinets and a tiled floor.

### Terrace

A generous balcony to the front of the property with views of the Liffey and Grand Canal Square.

# owenreilly

## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2

**Ph:** 01 677 7100

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Southside Office

1 Milltown Centre,  
Milltown Dublin 6

**Ph:** 01 283 0200

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Dublin 8 Office

4 Camden Market,  
Portobello, Dublin 8.

**Ph:** 01 475 1275

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

---

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. PRSA Licence number: 002370