



BER D1

54 The Windmill,
Sir John Rogerson's Quay,
Grand Canal Dock,
Dublin 2

owenreilly

For Sale By Private Treaty



54 The Windmill, Sir John Rogerson's Quay, Grand Canal Dock, Dublin 2.

DESCRIPTION

Owen Reilly present this impressive, top floor, two bedroom apartment with a superb attic conversion. The Windmill is a mature and well-managed development with attractive common areas and underground parking area. This is a hugely sought after location just off Sir John Rogerson's Quay only a short walk from the city centre, Grand Canal Dock and the IFSC. The bright and well-proportioned interior briefly comprises of an entrance hallway, open plan living/kitchen room access to a west facing balcony, two double bedrooms and a bathroom. The attic conversion comprises two spacious rooms with sky lights that are suitable for a variety of uses. Must be viewed to be appreciated.

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 attic conversion
- Attractive courtyards
- Balcony with sunny aspect
- Close to a host of amenities
- Convenient to the city centre and IFSC
- Designated car parking space
- Electric heating
- Gated development
- Light filled interior

FLOOR AREA: 56 Sq. M.

BER: D1

NEGOTIATOR:

Owen Reilly



ACCOMMODATION

Entrance hallway (1.70m x 1.75m)
Welcoming entrance hall with timber flooring.

Living/dining room (5.12m x 4.08m)
West facing, open plan space with access to balcony overlooking the internal lawn.

Kitchen (2.67m x 2.37m)
Fully equipped kitchen to include oven, hob & extractor fan, fridge freezer, dishwasher and washing machine.

Bathroom (2.19m x 1.66m)
White three piece suite.

Master bedroom (3.95m x 2.65m)
Double bedroom with built in wardrobes.

Bedroom 2 (2.24m x 2.91m)
Double bedroom with built in wardrobes.

Attic space 1 (4.87m x 3.03m)
Generous room with two large sky-lights which provide natural lighting and two storage eaves. Timber flooring.

Attic space 2 (3.82m x 3.71m)
Generous room with timber flooring. Suitable for a variety of uses.

owenreilly

City Centre Office

41 Forbes Quay,
Grand Canal Dock, Dublin 2

Ph: 01 677 7100

Email: sales@owenreilly.ie

Southside Office

1 Milltown Centre,
Milltown Dublin 6

Ph: 01 283 0200

Email: sales@owenreilly.ie

Dublin 8 Office

4 Camden Market,
Portobello, Dublin 8.

Ph: 01 475 1275

Email: 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.