



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](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)

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