

**Apartment 1 Riverbank House,
South Circular Road, Dublin 8, D08 KN77**



Nestled within an exclusive low rise gated development of just 28 homes, this beautifully presented 2 bedroomed apartment offers a rare opportunity to enjoy serene riverside living in the heart of Islandbridge. Located on a quiet stretch of the River Liffey, the property enjoys uninterrupted panoramic views, visible from both the living area and a private balcony – perfect for morning coffee or evening relaxation.

The interior comprises a spacious open-plan living and dining area with direct access to the balcony overlooking the River Liffey, a separate modern fitted kitchen, two generously sized double bedrooms with built-in wardrobes, and a modern stylish shower room.

Additional features include a designated private parking space, secure gated entry, and well-maintained communal areas and gardens. A lift serves each floor.

Enjoy nearby walks along the Liffey, the cultural attractions of Kilmainham, Phoenix Park, and excellent transport links into the City Centre.



ACCOMMODATION

Hall

L shaped hall with wood floor. Cloaks/Storage closet. Hot press.

Living room

5.38 x 3.83

With imitation fireplace with inset electric fire. Door to Balcony overlooking River Liffey.

Kitchen

3.30 x 2.97 (max.)

L shaped kitchen with dining area. Range of fitted kitchen presses incorporating oven hob & hood. Plumbed for washer / dryer. Wood floor.

Bedroom 1

3.63 x 2.71

With built in wardrobes.

Bedroom 2:

4.78 x 2.15

With built in wardrobes.

Shower room

2.27 x 1.68

With stand in shower, w/c & washbasin in vanity unit. Ceramic wall & floor tiles. Vanity unit.

Balcony

Overlooking River and landscaped gardens.



Some Features:

- Bright & spacious ground floor 2 bedroom apartment
- Panoramic views over the River Liffey
- Private balcony with direct river aspect
- Situated in a secure development of only 28 units
- Electronic entrance gates to development
- 3 storey block
- Lift to all floors
- Intruder alarm
- Security intercom
- Aluminium double glazed windows throughout
- Electric storage heating
- Designated car parking space
- Modern fitted kitchen
- Stylish Shower Room
- Excellent storage with built-in wardrobes
- Ideal location close to City Centre, Heuston Station & Phoenix Park



Gross Internal Area:
c.68 sq.m. (c.728 sq.ft.)

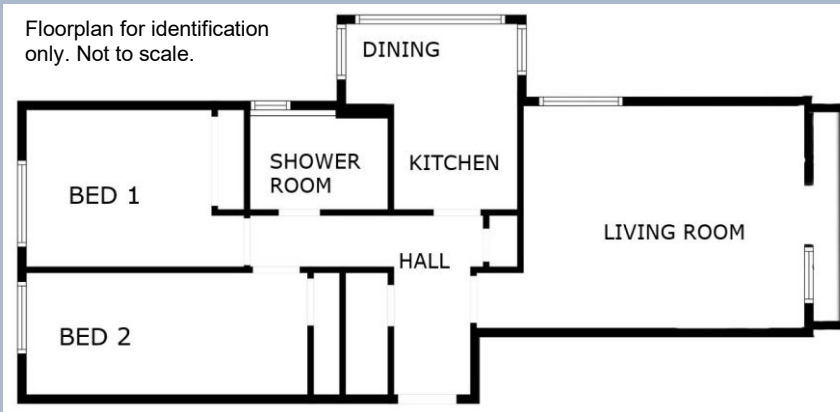
B.E.R.: D1

No.118766401

EPI: 235.44 kWh/m²/yr



Floorplan for identification only. Not to scale.



O'Mahony

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