



BER E1

2 The Lansdowne,  
Pembroke Square,  
Dublin 4

owenreilly

For Sale By Private Treaty



## 2 The Lansdowne, Pembroke Square, Dublin 4

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### DESCRIPTION

Owen Reilly present this very attractive two bedroom, two bathroom, ground floor apartment with designated underground parking. This south facing apartment is located in the highly sought after and established Cosgrave built development built c. 1997 in the heart of prime Dublin 4 featuring beautifully maintained landscaped gardens with water feature. Adjacent to Google HQ and Grand Canal DART Station, it benefits from a host of amenities nearby. The accommodation comprises entrance hall, a spacious living/dining room with double doors to a secluded patio, separate fully equipped kitchen, two double bedrooms looking onto landscaped gardens with master ensuite and a bathroom. Viewing is highly recommended.

### LOCATION

Excellent location in the heart of Ballsbridge and Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the chic Marker

Hotel and iconic Bord Gáis Energy Theatre. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART provides easy access to the rest of the city.

### FEATURES

- Adjacent to Google HQ and Dart
- Beautifully maintained landscaped gardens
- Designated underground parking space
- Presented in excellent condition
- Prime Dublin 4 address
- Spacious and secluded terrace
- Two bathrooms
- Two double bedrooms

**FLOOR AREA:** 62 Sq. M.

**BER:** E1

### NEGOTIATORS

Owen Reilly and Eleanor Bourke



## ACCOMMODATION

### Entrance hallway (2.97m x 1.05m)

L-shaped hallway with storage cupboard, hot press and intercom.

### Living/ dining (7.01m x 3.63m)

Spacious living room with feature fireplace with carved wood mantle, coving, two ceiling roses and access to a secluded patio.

### Kitchen (2.72m x 1.83m)

Floor and wall mounted units, electric hob, oven, hood, washer/dryer, fridge/freezer and part tiled walls.

### Bedroom 1 (5.67m x 2.68m)

Spacious double bedroom with built-in wardrobe with en-suite bathroom overlooking landscaped gardens.

### En-suite bathroom (2.04m x 1.90m)

White three piece suite with part tiled walls.

### Bedroom 2 (4.22m x 2.44m)

Spacious double room with built-in wardrobe and overlooking landscaped gardens.

### Shower room (1.81m x 1.58m)

Shower cubicle, WHB, WC and part tiled walls

### Terrace (5.29m x 2.59m)

# owenreilly

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