



BER E1

2 The Lansdowne,
Pembroke Square,
Dublin 4

owenreilly

For Sale By Private Treaty



2 The Lansdowne, Pembroke Square, Dublin 4

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

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. PRSA Licence number: 002370