

FOR SALE BY PRIVATE TREATY



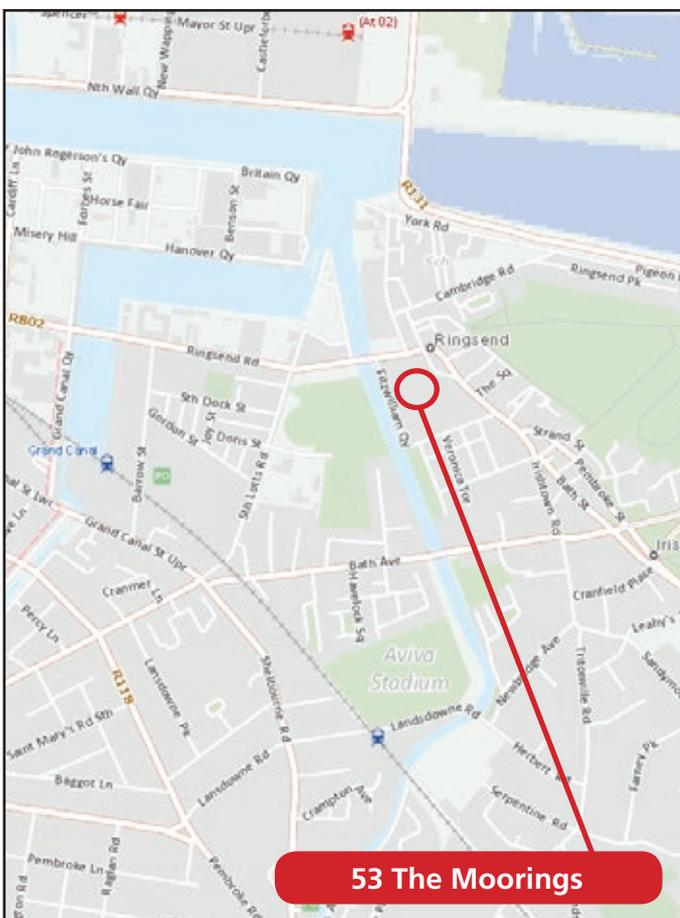
**53 THE MOORNINGS,
FITZWILLIAM QUAY,
RINGSEND,
DUBLIN 4.**

DESCRIPTION

Owen Reilly is delighted to present this stunning, top floor, one bedroom apartment with fantastic views over the Dodder river towards the Dublin Mountains. The Moorings is a modern, well managed development in the heart of Dublin 4 close to a host of amenities. Number 53 is presented in turn-key condition and benefits from designated parking, south/west facing aspect and good storage space. The interior comprises a hall, open plan living/kitchen with a west facing aspect, double bedroom and a bathroom. This property will suit owner occupiers or an investor seeking a rent of €1,600 per month. Viewing here is highly recommended.

LOCATION

Prime location just off Fitzwilliam Quay it is just a short walk from Ballsbridge, Ringsend, Sandymount Strand and Grand Canal Square offering an abundance of amenities including restaurants, shopping facilities, the theatre and much more. The area is well serviced by local bus routes and the DART is nearby.



SPECIAL FEATURES

- Large terrace overlooking the river Dodder
- Fully fitted kitchen with integrated appliances
- West facing living room with terrace access
- Top floor
- Electric heating
- Semi solid timber floors
- Good storage space
- Prime Dublin 4 address
- Secure parking space
- Intercom
- Will rent for €1,600 per month



ACCOMMODATION

Entrance hall (5.10m x .88m)
Tiled flooring and alarm

Living Room/ kitchen (8.59m x 3.37m)
Spacious, bright living room with semi solid flooring and access to terrace with decking. Fully fitted kitchen featuring oven, hob and extractor fan, dishwasher and fridge/freezer.

Bedroom 1 (3.93m x 2.74m)
Spacious double bedroom with built-in wardrobes and semi solid floor.

Bathroom (2.08m x 1.70m)
Tiled bathroom with white three piece suite.

Utility Room (3.17m x 1.34m)
Ample storage of kitchen with washing machine.



VIEWING

By appointment

NEGOTIATOR

Angela McCabe

FLOOR AREA

c. 54 sq. m.

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

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