

DK

DAPHNE KAYE
& ASSOCIATES



Apartment 1, The Granary,

Longs Place,

Dublin 8

BER C2

Apartment 1, The Granary, Longs Place, Dublin 8



Location, Location, Location. 1 The Granary will be of immense interest to those seeking City Centre living or an investment opportunity.

This one bedroom 1st floor apartment is situated in an imposing old Dublin brick building of Guinness heritage.

Built in 2005, with only 31 apartments in total, and located in highly convenient location within a leisurely stroll of the LUAS Red Line.

The Granary enjoys easy access to hospitals, the Four Courts and a host of City Centre amenities including Phoenix Park.

The accommodation of c 49.23 sq m (530 sq ft) comprises an Entrance Hall, Livingroom/Diningroom, Kitchen, double Bedroom and Bathroom.

SPECIAL FEATURES

- 31 Apartments in total
- Spacious apartment c. 49.23 sq m
- 2 roof terraces
- Underground car park
- Refuse in carpark
- Electric central heating
- Intercom
- Ideal City Centre living



ACCOMMODATION

Entrance Hall:

with Hot Press with insulated cylinder.

Livingroom/Dining: 4.60m x 4.30m. (15'0" max x 14'0")

Kitchen: 2.59m x 2.00m. (8'4" x 6'5")

average measurement. With range of fitted units and work top areas with tiled surround incorporating stainless steel double sink, built-in oven, ceramic hob, extractor, fridge/freezer and plumbed for washing machine.

Bedroom: 3.10m x 2.71m. (10'2" x 8'9")

with double fitted wardrobes.

Bathroom: (6'9" x 5'6")

White suite incorporating bath with shower attachment, w.h.b. and w.c. Fully tiled walls and floor.

BER DETAILS

€2,636.60 p a

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BER Number: 100500917

Energy Performance Indicator: 184.33 kWh/m²/yr

DIRECTIONS

Head north on R110 onto Cork Street. Turn left onto Marrowbone Lane. Turn left onto Forbes Lane and then turn right onto Longs Place. The property will be on the right.



FLOOR PLANS



DK DAPHNE KAYE
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