



95 Hanover Dock,
Grand Canal Dock,
Dublin 2

owenreilly

For Sale By Private Treaty



95 Hanover Dock, Grand Canal Dock, Dublin 2.

DESCRIPTION

An impressive, three bedroom, two bathroom apartment on the 5th floor with a wrap-around balcony which captures River Liffey views. This spacious, dual aspect property features a generous, west facing terrace, gas fired under floor heating and one designated parking space. Situated adjacent to Grand Canal Square and the Marker Hotel, this is a prime location with a host of amenities on the doorstep. Given proximity to large employers like Facebook and Google there is strong demand for rentals in this area and, in particular, three beds given the lack of supply.

The accommodation comprises an entrance hallway, open plan living/dining room with access to the terrace, fully fitted kitchen, utility room with hot-press, three double bedrooms, master en-suite and a main bathroom.

LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of neighbourhood bars, bistros, cafes and restaurants clustered around the historic city dock where the iconic Grand Canal Theatre and the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza. St Stephen's Green, Ballsbridge, the IFSC and Sandymount are all within 15 minutes' walking distance while the DART at Grand Canal provides easy access to the city centre and beyond. The locality benefits from a broad range of multi-national employers and indigenous enterprises including Google,

Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

SPECIAL FEATURES

- Contemporary bathrooms
- Designated car parking space
- Excellent storage space
- Fifth floor apartment in high quality development
- Generous balcony
- Master bedroom en suite
- Turn-key condition
- West facing
- Within walking distance of Dublin city centre

FLOOR AREA: 95 Sq. M.

BER: C1

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Living room (8.54m x 1.01m + 3.64m x 1.01m)
L shaped hallway with timber flooring and high ceilings.

Living room (4.68m x 6.65m)
Bright room with terrace access, timber flooring and floor to ceiling glazing.

Kitchen (2.34m x 2.14m)
Fully equipped kitchen with fridge freezer, oven, hob, extractor fan and dishwasher. It includes wall and floor tiling with timber cabinet and solid counter tops.

Bathroom (1.71m x 2.31m)
Fully equipped with WC, WHB, shower & bath. It includes wall and floor tiling.

Master bedroom (2.75m x 6.7m)
Large double bedroom with terrace access and en-suite. Includes built in wardrobes.

En-suite (1.46m x 2.20)
WC, WHB and shower cubicle.

Bedroom 2 (3.48m x 3.92m)
Large double bedroom with built in wardrobes and hardwood flooring.

Bedroom 3 (2.12m x 3.48m)
With hardwood flooring.

Storage (2.18m x 2.02m)
Useful storage space with washing machine.

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