

Apartment No. 38,
The Hibernian,
The Gas Works,
South Lotts Road,
Dublin 4,
D04 EN27.



THE
PROPERTY
PROFESSIONALS

THE GASWORKS

FOR SALE BY PRIVATE TREATY

**APARTMENT NO. 38,
THE HIBERNIAN, THE GAS WORKS,
SOUTH LOTTS ROAD, DUBLIN 4,
D04 EN27.**

ADVISED MINIMUM VALUE €375,000

INTRODUCTION:

THE GAS WORKS IS SIMPLY ONE OF THE MOST SOUGHT AFTER DEVELOPMENTS IN DUBLIN 4. THIS IS A ONE BEDROOM (DOUBLE) 3RD FLOOR EAST FACING APARTMENT. IT IS IN WALK-IN CONDITION WITH LITTLE TO DO TO MAKE IT THE PERFECT. EQUALLY SUITED TO A FIRST-TIME BUYER OR INVESTOR. THE PROPERTY BENEFITS FROM AN ENCLOSED BALCONY AND FLOOR TO CEILING PICTURE WINDOWS IN BOTH THE LIVING ROOM AND BEDROOM ALLOWING NATURAL LIGHT TO STREAM IN. OTHER FEATURE OF THIS APARTMENT INCLUDES A SEPARATE LAUNDRY ROOM AND A MODERN AND CONTEMPORARY KITCHEN. THERE IS ACCESS TO THE BALCONY FROM THE LIVING ROOM WITH A PANORAMIC VIEW OF THE SURROUNDING AREA. THE QUALITY AND LOCATION OF THIS APARTMENT CANNOT BE UNDERSTATED. BOOK IN FOR AN APPOINTMENT TO SEE FOR YOURSELF.



LOCATION:

THE REASONS THAT THE GAS WORKS IS A FAVOURITE LOCATION FOR BUYERS LOOKING TO LIVE IN DUBLIN 4 ARE NUMEROUS. NOT ONLY IS IT WITHIN WALKING DISTANCE TO THE CITY CENTRE BUT IT IS ALSO JUST A STONE'S THROW AWAY FROM BALLSBRIDGE AND SANDYMOUNT VILLAGES. BOTH OF THESE AREAS OFFER A HUGE AMOUNT OF CHOICE IN REGARDS TO SHOPPING, LEISURE AND SOCIAL OPTIONS. THE CHOICE OF SPORTS AND RECREATIONAL SPOTS THAT ARE CATERED FOR IN NEARBY PUBLIC PARKS INCLUDE AN ARRAY OF FACILITIES SUCH AS BOWLS, TENNIS COURTS, CAFES, FOOTBALL PITCHES, RUGBY PLAYING FIELDS, PONDS, CHILDREN'S PLAY PARKS AND ANY NUMBER OF RUNNING AND WALKING PATHS. PUBLIC TRANSPORT IS CATERED FOR WITH ONE OF THE MAIN BUS ROUTES TO THE CITY CENTRE AND SURROUNDING AREAS ALONG WITH THE DART WITHIN WALKING DISTANCE. IT IS ALSO VERY CLOSE TO GOOGLE, FACEBOOK AND THE GRAND CANAL DOCK FACILITIES.



ACCOMMODATION:

HALLWAY: L. SHAPED HALLWAY WITH CARPET FLOORING, SPOTLIGHTS, SECURITY INTERCOM PHONE & SCREEN. COAT HANGERS. LARGE HOT-PRESS WITH SHELVING.

LAUNDRY ROOM: 2M X .90M: FLOOR TILING, SHELVING AND CLOTHES WASHING MACHINE & DRYER.

LARGE OPEN PLAN SITTING ROOM & DINNING AREA: 6.10M (MAX) X 3.60M: TIMBER FLOORING, FLOOR TO CEILING PICTURE WINDOWS. DOOR TO ENCLOSED BALCONY.

BALCONY: 2.60M X 1.15M: BRIGHT SUNNY BALCONY WITH TIMBER FLOORING. ACCESS TO BOILER CUPBOARD.

KITCHEN: 3.00M X 1.75M: MODERN & CONTEMPORARY KITCHEN WITH AMPLE WORKTOPS ALONG WITH FLOOR & WALL UNITS. BUILT IN FRIDGE FREEZER, COOKER, HOB & EXTRACTOR FAN. STAINLESS STEEL SINK, DRAINING BOARD & SHELVING. SPOTLIGHTS AND TILED FLOORS.

DOUBLE BEDROOM: 4.80M X 2.60M: VERY SPACIOUS AND BRIGHT DOUBLE BEDROOM WITH FLOOR TO CEILING BUILT IN CUPBOARDS AND DRAWERS. LARGE FLOOR TO CEILING PICTURE WINDOWS.



THE GAS WORKS IS SIMPLY ONE OF THE MOST SOUGHT AFTER DEVELOPMENTS IN DUBLIN 4

SPECIAL FEATURES

- FLOOR AREA APPROXIMATELY 62M.SQ/667SQ.FT
- FIXTURES, FITTINGS, FURNITURE, BLINDS AND CARPETS INCLUDED IN SALE PRICE
- 3RD FLOOR SUNNY MODERN ONE BED APARTMENT
- VERY WELL MAINTAINED & MANAGEMENT POPULAR DEVELOPMENT
- SUNNY BALCONY ENJOYING MORNING SUN
- DOUBLE-GLAZED WINDOWS THROUGHOUT PROPERTY
- VERY WELL FITTED AND MODERN KITCHEN
- VERY LARGE HOT PRESS AND BONUS UTILITY ROOM/STORAGE
- SECURITY INTERCOM & BELL SYSTEM
- MODERN BATHROOM WITH VERY LARGE VANITY MIRROR
- LARGE DOUBLE BEDROOM WITH BUILT IN WARDROBES AND DRAWERS
- INCREDIBLY CONVENIENT LOCATION CLOSE TO ALL AMENITIES ONE COULD ASK FOR

DIRECTIONS:

HEADING SOUTH OUT OF TOWN ALONG GRAND CANAL LOWER THIS WILL BRING YOU ONTO GRAND CANAL STREET LOWER YOU WILL THEN CROSS OVER THE GRAND CANAL BRIDGE BRINGING YOU ONTO GRAND CANAL STREET UPPER. SHORTLY AFTER THAT AT PEMBROKE SQUARE APARTMENT BLOCK ON YOUR LEFT ONE TURNS LEFT ONTO BARROW STREET. GO STRAIGHT ALONG BARROW STREET UNDER THE GOOGLE BUILDING INTERNAL OFFICE FOOT BRIDGE AND AT THIS POINT THERE IS ACCESS TO THE GAS WORKS DEVELOPMENT. THE HIBERNIAN BUILDING IS THE SECOND BUILDING ON THE RIGHT WHICH IS A VERY SHORT STROLL FROM BARROW STREET.



VIEWING:

STRICTLY BY APPOINTMENT.

CONTACT MFO THE PROPERTY PROFESSIONALS AT 01 497 9050.

NEGOTIATORS:

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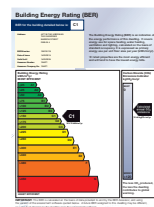
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IN PARTNERSHIP WITH
H&H
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