

owenreilly

FOR SALE BY PRIVATE TREATY



**107 ADELAIDE SQUARE,
WHITEFRIAR STREET,
DUBLIN 8**

BER C2

DESCRIPTION

Owen Reilly presents this first floor, two bedroom, two bathroom apartment with parking located in the prestigious Adelaide Square development just minutes walk from Grafton Street. The complex offers residents 24 hour concierge service, a fully equipped gym, swimming pool, basement storage unit and laundry room. Accommodation comprises entrance hallway with access to a storage cupboard and a utility room, main bathroom, 2 double bedrooms with fitted wardrobes, master en suite, a large open plan living/dining room and a kitchen with a range of integrated appliances. Must be viewed to be appreciated!



LOCATION

Adelaide Square is situated in the heart of the city centre a short walk from Grafton Street and St. Stephen's Green, one of Dublin's busiest shopping districts. Nearby colleges include Trinity College Dublin, The Royal College of Surgeons in Ireland, DIT Aungier Street and DIT Kevin Street. The area is served by an abundance of restaurants, cafes, bars and entertainment venues. The district is steeped in cultural history and attractions include St. Patrick's Cathedral, Christchurch Cathedral, The Chester Beatty Library and Dublin Castle. A wide range of bus services run on nearby Aungier Street and Dame Street and the Luas Green Line stop at St. Stephen's Green serves the south side of the city.



SPECIAL FEATURES

- Two double bedrooms with fitted wardrobes
- Master bedroom en suite
- One designated car parking space
- Secure storage unit located in car park
- 24 Hour concierge service
- Gym and swimming pool on site
- Communal laundry room
- Close to Luas at St. Stephen's Green



ACCOMMODATION

Entrance hall (3.31m x 1.03m)

Utility room (2.00m x 0.77m)

Plumed for washer dryer.

Living/dining room (4.75m x 3.50m)

Tiled floor, mock fireplace with marble hearth.

Kitchen (2.98m x 2.29m)

Tiled floor, range of wall and floor units, integrated microwave, fridge/freezer, oven, hob, extractor fan and dishwasher.

Master bedroom (4.77m x 2.99m)

Wall to wall built-in wardrobes.

En suite (2.18m x 1.73m)

Tiled floor, wc, whb, shower cubicle.

Bedroom 2 (3.67 x 2.59m)

Built-in wardrobes.

Bathroom (2.29m x 1.74m)

Tiled floor, part tiled walls, wc, whb and bath.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Emer Costello

FLOOR AREA

c. 66 sq. m.

BER RATING

C2



Everything we touch turns to...

ALL ENQUIRIES

**4 Camden Market, Grantham Street,
Portobello, Dublin 8**

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