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FOR SALE BY PRIVATE TREATY



**69 GRAND CANAL WHARF,
SOUTH DOCK ROAD,
GRAND CANAL DOCK,
DUBLIN 4.**

BER D1

DESCRIPTION

An absolutely stunning three bedroom penthouse in an unrivalled waterside location boasting superb views over Grand Canal Dock. This contemporary home benefits from many special features such as high ceilings, a very generous terrace, designated parking and a spacious and light filled interior. The accommodation comprises a hall with storage, three bedrooms with master en-suite, living room with terrace and a main bathroom. Grand Canal Wharf is a small, well managed development with an impressive, communal roof garden with unrivalled views. This special apartment must be viewed to be appreciated, it comes highly recommended.



LOCATION

Unrivalled setting overlooking Grand Canal Dock and Hanover Quay in Dublin's most hip city quarter, home to a variety of neighbourhood bars, bistros, cafes and restaurants which cluster around the historic city dock. St Stephen's Green and Ballsbridge, the IFSC and Sandymount are all within a fifteen to twenty minute walk whilst the DART at Grand Canal, which is five minutes away, 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

- Spectacular views from the penthouse level
- High ceilings
- Amazing sense of light
- Generous terrace
- Unrivalled social infrastructure on the doorstep.
- Designated parking space
- Light filled interior
- Large communal roof garden



ACCOMMODATION

Entrance Hall (Max 4.36 x 2.83m)

L-shaped hallway with alarm, walnut flooring and built in storage.

Living/kitchen/dining Room (6.44 x 5.48m)

Spacious light-filled open plan living with walnut flooring, floor to ceiling windows, high ceilings, white gloss kitchen including washer dryer, dishwasher, oven and hob, fridge freezer. Access to a very large terrace (17.00m x 1.48m) with superb views.

Master Bedroom (3.99m x 2.22m)

Spacious double bedroom with en-suite and separate dressing area (2.11m x 1.69m). Walnut flooring, access to terrace.

En-suite (2.41m x 1.42m)

Tiled floor and wall, shower cubicle, wash hand basin and wc.

Bedroom 2 (4.27 x 2.82m)

Double built in wardrobe

Bedroom 3 (3.12m x 2.14m)

Walnut flooring and built in wardrobe.

Bathroom (2.48 x 1.85m)

White three piece suite with floor and wall tiling.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Eleanor Bourke

FLOOR AREA

c. 90.39 sq. m.

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

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Dublin 2**

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