



BER B3

70 Hanover Riverside,
Grand Canal Dock, Dublin 2

owenreilly

For Sale By Private Treaty



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DESCRIPTION

A stunning 6th floor, two bedroom (c. 95 sq. m.) apartment benefitting from a corner position and a south facing aspect with attractive views of the River Liffey and Dublin Mountains. Located in the upmarket and well-maintained Hanover Quay development, this property benefits from a superb, central location in the heart of the dynamic Grand Canal Dock neighbourhood, with an abundance of social and sporting amenities on the doorstep. This contemporary home boasts a bright and very spacious interior, gas fired underfloor heating throughout, high spec fittings and a designated parking space. The accommodation comprises an entrance hallway, open plan living/dining room with floor to ceiling windows and access to a south-east corner terrace, fully fitted kitchen, two double bedrooms, master en-suite, main bathroom, utility room and hot-press.

LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of neighbourhood bars, bistros, cafes, restaurants and other social and sporting amenities. St Stephen's Green, Ballsbridge, the IFSC are all within a 15-minute walk, while the DART at Grand Canal Dock provides easy access to the rest of the city. The Bord Gáis Energy Theatre and the Dublin Convention centre are on the doorstep and the 3 Arena and the Aviva Stadium are a short distance away by foot. The locality benefits from a broad range of multi-national employers including Google, Airbnb, Facebook and HSBC as well as many home

grown enterprises such as Stripe, Matheson and Dogpatch Labs.

SPECIAL FEATURES

- Attractive views
- Corner position on the 6th floor
- Generous south-east wrap around terrace
- Spacious interior extending to c. 95 Sq. M.
- Vibrant urban quarter
- Designated parking space
- Management Charges c. €2,250 p.a.

FLOOR AREA: 95 Sq. M.

BER: B3

NEGOTIATORS

Viewing by appointment only
with Owen Reilly & Maya Healy



ACCOMMODATION

Entrance Hallway (4.46m x 3.07m)

L-shaped entrance hall with wooden floor, generous utility closet and hot-press.

Kitchen (2.64m x 1.81m)

Fully fitted contemporary kitchen with granite worktop, oven, hob, hood, fridge, freezer, dishwasher and tiled floor.

Living/Dining room (6.40m x 5.26m)

Very bright and spacious, south-east facing dual aspect living and dining room with wooden floor and floor to ceiling glazing opening onto corner terrace. The sun terrace enjoys wonderful views of the River Liffey and the Dublin mountains, and benefits from a bright, unobstructed south facing aspect.

Master bedroom (4.46m x 3.80m)

South facing double bedroom with en-suite shower room, carpet floor, built in wardrobes and floor to ceiling windows.

En-suite (2.29m x 1.46m)

En-suite shower room with tiled floor and walls, extra-large shower cubicle, white WHB and WC, large wall mirror and granite shelf.

Bedroom 2 (5.91m x 2.67m)

Very spacious, south-facing double bedroom with floor to ceiling windows, carpet floor and built in wardrobes.

Bathroom (2.29m x 1.72m)

Contemporary, tiled bathroom with white three piece suite to include bath with shower, WHB and WC, large wall mirror and granite shelf.

Utility closet (1.65m x 0.99m)

Generous utility and storage closet, plumbed with washing machine, and fitted with light and wooden floor.

Sun terrace (4.80m x 1.40m and 6.92m x 1.40m)

Well positioned, south and east facing corner sun terrace which wraps around the living room, with views of the River Liffey, the city skylines and the Dublin Mountains.



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