



Apt. 161, The Towerblock,
Smithfield Market, Smithfield, Dublin 7

 **HUNTERS**
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent is proud to present this fine three bedroom penthouse apartment to the market. Apt. 161, The Towerblock, located just along Smithfield Market, is presented in good order throughout and represents an ideal investment opportunity or first time buy for a discerning purchaser.

Set within striking distance of the City Centre, Apt. 161, The Towerblock, offers spacious and well laid out accommodation extending to approx. 107 sq.m. / 1,145 sq.ft., uniquely laid out over two floors and comprises entrance hallway, guest w.c., lounge/dining area with patio offering panoramic views over the city, kitchen area, 3 bedrooms with master ensuite and main bathroom. The property also benefits from two secure underground car parking spaces.

Situated in a highly convenient location adjacent to Smithfield Market with every conceivable amenity within the immediate vicinity. Shops, bars, restaurants and The Lighthouse Cinema are all a stone's throw away. Public transport locally includes the LUAS Red Line and a choice of numerous Dublin Bus routes.

Viewing is highly recommended.



SPECIAL FEATURES

- » Very fine 3 bedroom penthouse (10th floor) apartment uniquely laid out over two floors.
- » Approx. 107 sq.m. / 1,145 sq.ft.
- » Two secure underground car parking spaces (No's 247 & 249).
- » Audio visual intercom.
- » Bicycle rack
- » Quality Neff appliances and Duravit sanitary ware.
- » Highly convenient location adjacent to Smithfield Market.
- » Within striking distance of the City Centre
- » Well serviced by public transport including LUAS Red Line at Smithfield.

ACCOMMODATION

ENTRANCE HALLWAY

4.91m (16'1") x 1.03m (3'5") plus 1.64m (5'5") x 1m (3'3")

Spacious entrance hallway with Walnut flooring, hot press with insulated cylinder and under stairs storage.

GUEST WC

2.13m (7'0") x 1.8m (5'11")

White suit incorporating wall suspended wash hand basin, w.c., wall mirror and heated towel rail with tiled walls and floor.

LOUNGE / DINING ROOM

4.17m (13'8") x 7.1m (23'3") plus 1.8m (5'11") x 3.13m (10'3")

Large lounge / dining area with Oak flooring and feature floor to ceiling windows and patio door offering panoramic views across the city.

KITCHEN AREA

4.1m (13'5") x 3.75m (12'4")

(Max Measurement)

Range of wall and base units incorporating illuminated granite worktop area and granite surround with stainless steel sink unit. Quality appliances including a built-in Neff oven, hob and extractor fan, integrated dish washer and integrated Indesit washing machine and fridge freezer. Tiled floor with door to balcony.

STAIRCASE TO FIRST FLOOR

LANDING

4.71m (15'5") x 1m (3'3") plus (1.62m (5'4") x 1m (3'3"))

Walnut flooring.

MASTER BEDROOM

4.24m (13'11") x 4.2m (13'9")

Spacious double bedroom with Oak flooring, built-in double Slideroles, ensuite and feature floor to ceiling windows offering stunning views across the city

ENSUITE

White suite incorporating a fully tiled shower unit, wash hand basin with granite surround, wall mirror and w.c.. Tiled walls and floor and recessed lighting.

BEDROOM 2

2.37m (7'9") x 2.93m (9'9")

Oak flooring.

BEDROOM 3

3.54m (11'7") x 2.8m (9'2")

Oak flooring.

BATHROOM

2.25m (7'5") x 1.88m (6'2")

White Duravit suite incorporating bath with shower attachment, wall suspended wash hand basin and w.c., wall mirror and heated towel rail. Tiled walls and floor and recessed lighting.



OUTSIDE

The internal and external common areas are very well maintained, while the tastefully landscaped communal grounds are filled with specimen trees, shrubs and herbaceous borders. A bicycle rack and resident parking is also available.

MANAGEMENT COMPANY

Smithfield Market Management Ltd
c/o Wyse Property Management
94 Lower Baggot Street,
Dublin 2
Tel: 01 647 0600
Email: info@wyse.ie

SERVICE CHARGES

€3,702.59 per annum
(Please note charges are subject to change annually)

DIRECTIONS

Coming right off New Church Street, take a right onto Smithfield Square and it is 50m up on the left, opposite the tower.

BER DETAILS

BER Rating: C3
BER Number: 105312953
Energy Performance Indicator: 220.71 kWh/m2/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie

HUNTERS
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FLOOR PLANS

Not to scale. For identification purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.