



If you are considering selling please call us today:

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For Sale by Private Treaty



Apt. 9 Shelbourne Park Mews, Ringsend, Dublin 4

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## For Sale by Private Treaty

# Apt. 9 Shelbourne Park Mews, Ringsend, Dublin 4



Allen & Jacobs is delighted to present this wonderful 1st floor, two bed apartment in this prestigious development. Presented in excellent condition throughout, no. 9 boasts stylish, light filled and well laid out accommodation c. 60sqm/646sqft, comprising entrance hall, open plan living room/dining room/kitchen, 2 double bedrooms and bathroom. The property also benefits from a large roof terrace with spectacular views of Grand Canal Dock, Ringsend and Ballsbridge. No. 9 comes with a designated parking space.

Location really couldn't be better with a host of amenities within walking distance including trendy Grand Canal Square, Ringsend Village, Sandymount Village with its selection of boutique bars, restaurants and shops and the City Centre. The Aviva Stadium adds to the vibrancy of the location. The IFSC, O2, Grand Canal Dart station, East link toll bridge and Ballsbridge are also just minutes away. Finally the wonderful amenity of Ringsend Park with its excellent facilities is on your doorstep.

### At A Glance

- Stunning Views
- Large Roof Terrace
- Well-proportioned Light Filled Accommodation c. 60sqm/646sqft
- Designated Parking
- Electric Heating
- Two double bedrooms
- Double Glazed Windows
- TV & Phone Connection
- Intercom
- Within Walking Distance of the City Centre
- Prestigious Development

Management Fees €1900 per annum

### Negotiator

Andrew Allen MIPAV MMCEPI



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### Accommodation

Entrance Hall: 2.8m x 2.03m:

Kitchen: 2.83m x 1.65m: With extensive range of wall and floor units.

Living Room/Dining Room: 6.15m x 4.00m:

Bedroom 1: 3.37m x 3.25m: Built in double wardrobes.

Bedroom 2: 3.1m x 2.52m:

Bathroom: 2.04m x 1.65m: Contemporary fitted bathroom suite with Shower, pedestal whb, wc, tiled floor, part tiled walls, extractor fan.



### Viewing

Strictly By Prior Appointment  
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### Notes: