

**61 Gordon Street,
Ringsend, Dublin 4.**



61 GORDON STREET, RINGSEND, DUBLIN 4

DESCRIPTION

Number 61 Gordon Street is a meticulously refurbished and architect designed gem situated on this ever popular street in Dublin 4 located within a 5 minute walk of Google International headquarters, AirBNB and Mason Hayes & Curran Legal practice.

The property was completely refurbished in 2007 and designed by "Architecture Republic" an award winning boutique practice.

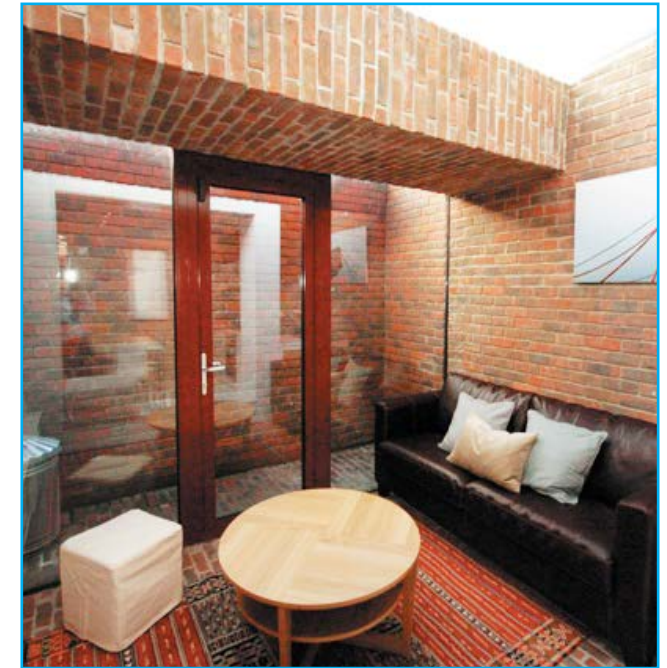
On entering number 61 you are automatically drawn right from the doorway straight through to the rear wall of the property. The natural sun light which enters the property from both the glass roof of the extended area and the large glass doors leading out to the small rear patio.

Carrera marble encases the kitchen and dining space from which a white steel staircase rises to the bedrooms and bathroom above. This polished dining area is joined to the carved brick space beyond by a white portal - dividing the existing house from the new living space.



FEATURES

- Gross Internal Floor Area: 53 sq. m
- Under floor Gas Fired Central Heating throughout
- Featured exposed brick in kitchen and living area
- Feature steel staircase
- Integrated sounds system throughout
- Recessed spot lighting
- Clever storage solutions
- Floored and shelved attic space accessed by pull down stairs in bedroom



ACCOMMODATION

KITCHEN/ DINING ROOM:

(5.82m x 3.30m) With fully integrated floor and wall units, marble counter top and marble effect tiled floor induction hob, double under counter oven, integrated fridge freezer and Fisher & Paykel double under counter dishwasher.

LIVING AREA:

(3.80m x 2.35m) With feature glass ceiling, exposed red brick on both the floor and walls, wired for UPC cable television, clever built in storage solutions and tubular lighting, glazed door out to patio.

UPSTAIRS

BEDROOM 1:

(2.70m x 2.75m) Double bedroom located to the front with built in wardrobes, integrated speakers and recessed spot lighting, wired for cable television.

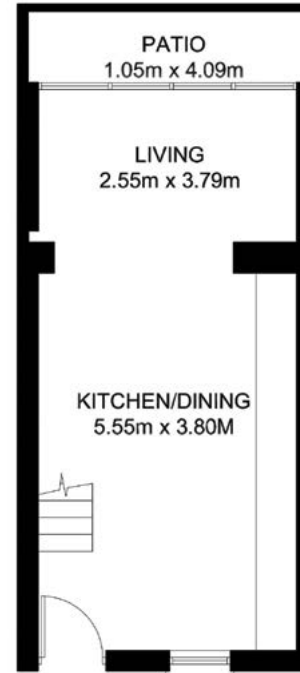
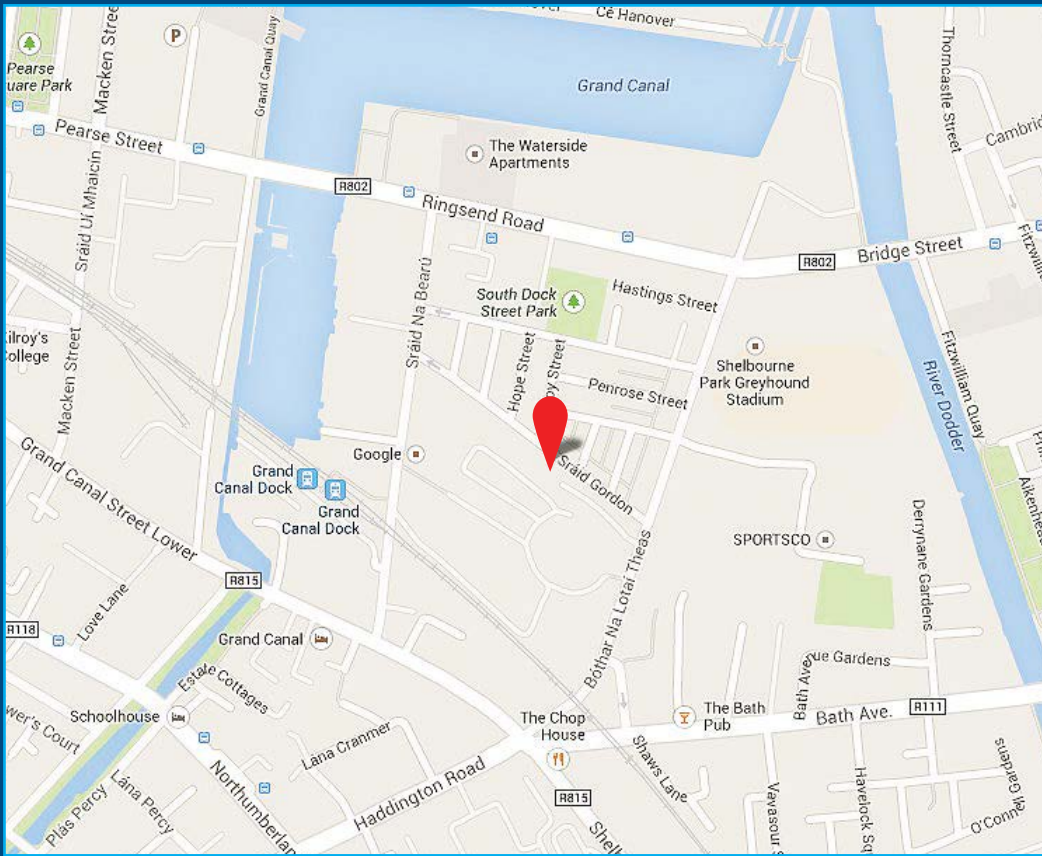
BEDROOM 2:

(2.9m x 1.9m) Located to the rear with built in double bed with under storage. Wired for cable television, built in wardrobes, integrated speakers and recessed spotlighting. Access to attic space.

BATHROOM:

(2.1m x 1.6m) Beautiful bathroom with bath and shower over, wc, whb and large velux window which allows an abundance of natural light. Underfloor heating.





Ground Floor Plan



First Floor Plan

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