



163 Harcourt Green, Charlemont Street,
Dublin 2

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this spacious 3-bedroom, two-bathroom 3rd floor apartment, ideally located in one of the most central and sought after areas of Dublin City.

No. 163 Harcourt Green comes to the market in good condition throughout, with generous accommodation extending to approx. 85 sq.m/ 915 sq.ft. The apartment briefly comprises a welcoming entrance hallway, kitchen, spacious dining room / living room leading to an east facing balcony with views of Dublin City, large master bedroom with ensuite, two further bedrooms and a family bathroom.

The convenience of the location of this development cannot be overstated, being within strolling distance of all amenities the city centre has to offer including shops, bars, restaurants and an array of transport facilities. Nearby educational, social and cultural amenities include Trinity College, Grafton Street and Merrion Square being home to institutions such as Leinster House, the Museum of Natural History and the National Gallery of Ireland. It is also within walking distance of both Grand Canal Dock and the IFSC. The Harcourt LUAS stop is just a short walk and numerous bus routes serve the area and Tara Street and Pearse Street Dart stations are a mere 10-minute walk away.

Viewing is highly recommended.

SPECIAL FEATURES

- » 3rd floor three-bedroom apartment
- » Extending to Approx. 85 sq m / 915 sq ft
- » Sunny east facing balcony offering vistas of Dublin City
- » Designated secure parking
- » Electric heating
- » Spacious corner unit
- » Fully alarmed
- » Prime city center location
- » Close to Grand Canal Dock & IFSC



Accommodation

ENTRANCE HALL

3.46m x 2.64m (11'4" x 8'7")

Cornicing, alarm pad, utility room and storage cupboard.

KITCHEN

1.82m x 2.72m (5'11" x 8'11")

Range of fitted wall and base units, oven, hob, extractor fan, Zanussi fridge/freezer, Zanussi dishwasher, spotlights.

LIVING/DINING ROOM

5.64m x 4.17m (18'6" x 13'8")

Cornicing, rose centerpiece, mock fireplace with electric fire inset.

BALCONY

1.37m x 2.91m (4'5" x 9'6")

East facing offering scenic views of Dublin City.

BEDROOM 3

1.78m x 3.04m (5'10" x 9'11")

BEDROOM 2

5.72m x 2.53m (18'9" x 8'3") (max)

Fitted wardrobes.

BEDROOM 1

2.79m x 5.77m (9'1" x 18'11")

Fitted wardrobes.

ENSUITE

2.04m x 1.7m (6'8" x 5'6")

WC, wash hand basin and bath with shower attachment.

BATHROOM

1.9m x 1.73m (6'2" x 5'8")

Shower cubical, WC, wash hand basin and hot press.



MANAGEMENT COMPANY

Core Property Management

Annual Management Fee: €1,831 approx. (subject to change annually)

Phone: (01) 214 5465

BER DETAILS

BER Rating: C1

BER Number: 100658350

Energy Performance Indicator: 165.57 kWh/m2/yr

DIRECTIONS

Travelling along Ranelagh Road from Ranelagh, continue straight onto Charlemont Street. Take a right to onto Albert Place West and Harcourt Green is on the right hand side. Apt 163 is located in block 6.

VIEWING

Strictly by appointment through Hunters Estate Agent City Centre on 01 6680008 or email city@huntersestateagent.ie



HUNTERS

ESTATE AGENT

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