



Apt. 41, 33 Mountjoy Square, Dublin 1

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER **C2**

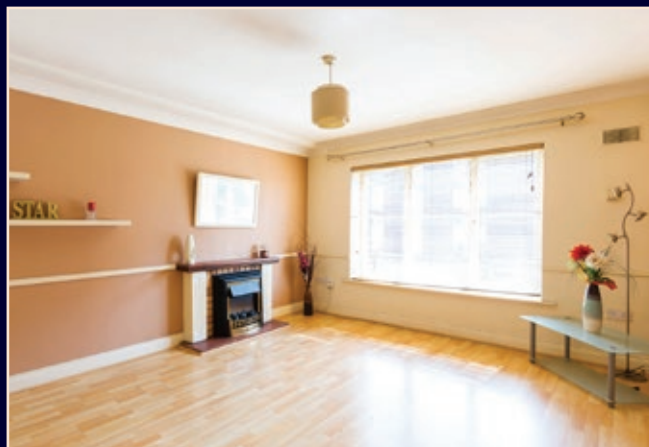
# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this one bedroom apartment to the market, an excellent investment opportunity situated in the most convenient city centre location.

No. 41 is a second floor one bedroom apartment extending to approx. 41 sq.m (411 sq.ft.), accommodation comprises entrance hall, living room, kitchen, bedroom and bathroom.

Mountjoy Square lies on the north side of the city centre, the square's park has both playing areas for football, basketball and table tennis, playgrounds for children and a green park area. The property is within walking distance to many of the restaurants and bars that Dublin has to offer and there is easy access to shopping, entertainment and leisure centres. Also the property is well serviced by public transport.

Viewing is highly recommended for investors and owner occupiers alike.



## SPECIAL FEATURES

- » 1 bedroom 2nd floor apartment.
- » Extending to approx. 41 sq.m / 411 sq.ft.
- » Excellent investment opportunity.
- » Highly convenient location within striking distance of O'Connell Street and all the amenities on offer in the North City Centre.
- » Within walking distance of numerous restaurants, bars, entertainment and leisure centres.
- » Well serviced by public transport including LUAS Red Line at Connolly Station, Busarus and Dublin Bus services.



## ACCOMMODATION

### ENTRANCE HALLWAY

2.41m (7'11") x 1.74m (5'9")

(Max Measurement)

Hallway with tiled floor and audio intercom.

### INNER HALLWAY

1.85m (6'1") x 0.82m (2'8")

### LIVING ROOM

3.72m (12'2") x 4.4m (14'5")

(Max Measurement)

Spacious living area with wooden mantle and electric fire inset, UPC point and laminate flooring.

### KITCHEN

1.22m (4'0") x 2.81m (9'3")

Galley kitchen offering a range of wall and base units with Beko washing machine, Electrolux oven, hob, extractor fan and 4 ring cooker and Becko fridge. Tiled floor and splash back.

### BEDROOM

2.25m (7'5") x 4.41m (14'6")

Double bedroom with laminate flooring and built-in wardrobe.

### BATHROOM

2.00m (6'7") x 3.31m (10'10")

(Max Measurement)

Fully tiled with white suite incorporating electric Triton T90i shower, bath, w.c., w.h.b., mirror and shaving light.



## MANAGEMENT COMPANY

No. 33, Mountjoy Square Management Company Ltd  
t/a Wyse Property Management  
94 Lower Baggot Street, Dublin 2  
Tel: 01 647 0600

SERVICE CHARGE: €1,241.52 per annum (please note that this fee is subject to change).

## DIRECTIONS

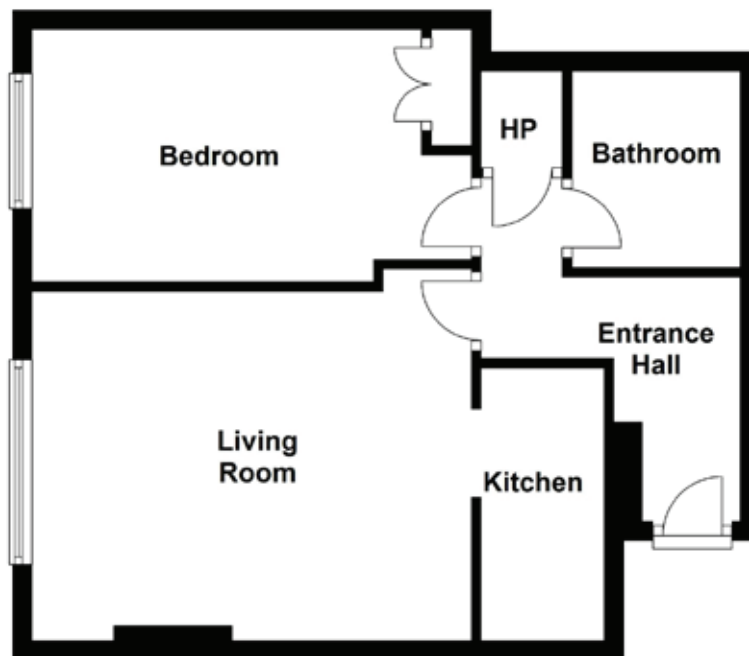
Travelling from the Custom House along Gardiner Street Lower, take a right turn onto Mountjoy Square South, continue to the end of the road and take a right turn on to Mountjoy Place. No. 33 is on the left hand side.

## BER DETAILS

BER Rating: C2  
BER Number: 108612748  
Energy Performance Indicator: 180.6 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](mailto:citycentre@huntersestateagent.ie)



## FLOOR PLANS

Not to scale. For identification purposes only.



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2 Brighton Road, Foxrock, Dublin 18  
4 Castle Street, Dalkey, Co. Dublin  
PSRA Licence no: 001631



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.

## Terms and Conditions

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