

# owenreilly

FOR SALE BY PRIVATE TREATY



**29 THE LANSDOWNE,  
PEMBROKE SQUARE,  
DUBLIN 4.**

**BER C3**

## DESCRIPTION

Very well located two bedroom, two bathroom apartment with parking situated on the third floor of this hugely sought after and established development in the heart of Dublin 4. Adjacent to Grand Canal Dart Station and on the doorstep of Google HQ it benefits from a host of amenities nearby. Interior comprises a living area with balcony, fully equipped kitchen with integrated appliances, two spacious double bedrooms with master en suite and a bathroom. Other features include designated parking space, impressive common areas and communal garden which are kept in immaculate condition and are a testament to the excellent reputation this development maintains. Viewing highly recommended.



## LOCATION

Highly sought after location adjacent to Google HQ and Grand Canal Dart Station. There is an array of cafes, restaurants and shops on the doorstep with Grand Canal Dock, Ballsbridge and the city centre all within walking distance.



## SPECIAL FEATURES

- Prime Dublin 4 address
- Adjacent to Google HQ and Dart
- Two double bedrooms
- Secure parking space
- Very well maintained development
- Secure access
- Master en-suite
- Communal roof garden
- Electric storage heating
- Lift servicing all floors



## ACCOMMODATION

### **Living room (6.74m x 3.12m)**

Spacious room featuring a mock fireplace, timber flooring and access to balcony.

### **Kitchen (2.36m x 2.22m)**

Range of fitted units with a fridge, washing machine, oven, hob and hood.

### **Bedroom 1 (3.65m x 2.57m)**

Spacious double bedroom with wardrobe and an en-suite.

### **Master en-suite (2.37m x 1.33m)**

White three piece suite with tiled surrounding.

### **Bedroom 2 (4.26m x 2.48m)**

Spacious double room with wardrobe.

### **Bathroom (1.78m x 1.82m)**

White three piece suite, shower cubicle, wc and whb



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## VIEWING

By appointment

## NEGOTIATORS

Owen Reilly &  
Angela McCabe

## FLOOR AREA

c. 62 sq. m.

## BER RATING

C3



**Everything** we touch turns to...

## ALL ENQUIRIES

**41 Forbes Quay, Grand Canal Dock, Dublin 2**

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