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FOR SALE BY PRIVATE TREATY



**17 ALBERT PLACE EAST, LOWER GRAND CANAL,
DUBLIN 2.**

BER C1



DESCRIPTION

Owen Reilly is delighted to present this beautifully refurbished late Victorian house located on a quiet cul-de-sac setting in the heart of Dublin's south city centre with an unrivalled social infrastructure on its doorstep. Albert Place East is a quiet residential road of Victorian townhouses situated off Grand Canal Street Lower in Dublin 2 with Beggars Bush, Grand Canal Dock and Merrion Square all within a five minute walk. This beautifully presented three bedroom home has been expertly renovated by its present owners to provide a house in walk-in condition with contemporary and period features. The spacious accommodation on the ground floor comprises entrance hall, large open plan kitchen/dining/living room with large sliding doors onto a patio garden, bathroom and a bedroom. Upstairs are two double bedrooms, master en-suite and a study. Ample on-street resident's parking to front and a west facing garden to rear.

LOCATION

This is a prime, central, vibrant location of neighbourhood bars, bistros, cafes and restaurants clustered around the historic city dock. The iconic Grand Canal Theatre and the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza, which is just a short walk away. Must be viewed to be appreciated.

FEATURES

- Ample on street permit parking
- Bright and spacious interior
- Contemporary bathrooms
- Contemporary fully equipped kitchen
- Convenient location close to the city centre
- Gas fired central heating
- Turn-key condition
- West facing rear garden



ACCOMMODATION

Hall (6.88m x 1.17m)

Inviting entrance hallway with oak laminate floor and stylish panelling.

Kitchen/living/dining room (8.84m x 4.02m)

Generous, open plan space with oak laminate flooring, modern fully equipped kitchen including marble counter tops, splashback & washer/dryer. Glass sliding doors into the garden.

Bathroom (2.40m x 2.37m)

Stylish bathroom suite with tiled flooring, large walk in glass shower cubicle, heated radiator and large mirror above sink.

Master bedroom (3.98 x 3.40m)

Spacious double bedroom with built-in wardrobes and newly laid carpets.

Master en-suite (2.09m x 1.15m)

Contemporary bathroom with tiled flooring, large shower and mirror on wall.

Bedroom two (3.21m x 3.89m)

Situated on the ground floor, this is a bright and spacious bedroom with sash window and oak laminate flooring.

Study (3.190m x 2.34m)

Suitable for a variety of uses.

Bedroom three (3.99m x 3.73m)

Spacious double bedroom looking out on to the garden area, built-in wardrobes & newly laid carpet.

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VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 125 Sq. M.

BER

C1



Everything we touch turns to...

ALL ENQUIRIES

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Grand Canal Dock, Dublin 2

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