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For Sale by Private Treaty



24 Shelbourne Village, Dublin 4.

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For Sale by Private Treaty

24 Shelbourne Village, Dublin 4.



Allen & Jacobs are delighted to bring to the market this refurbished first & second floor duplex apartment nestling in this well maintained courtyard development. Providing well laid out light filled accommodation spanning c.53sqm/571sqft with the added advantage of secure parking and communal sit out landscaped grounds. The property is presented in immaculate condition throughout and benefits from notable upgrading, including; newly fitted contemporary bathroom, new electric heating, new wardrobes, new flooring throughout and complete decoration.

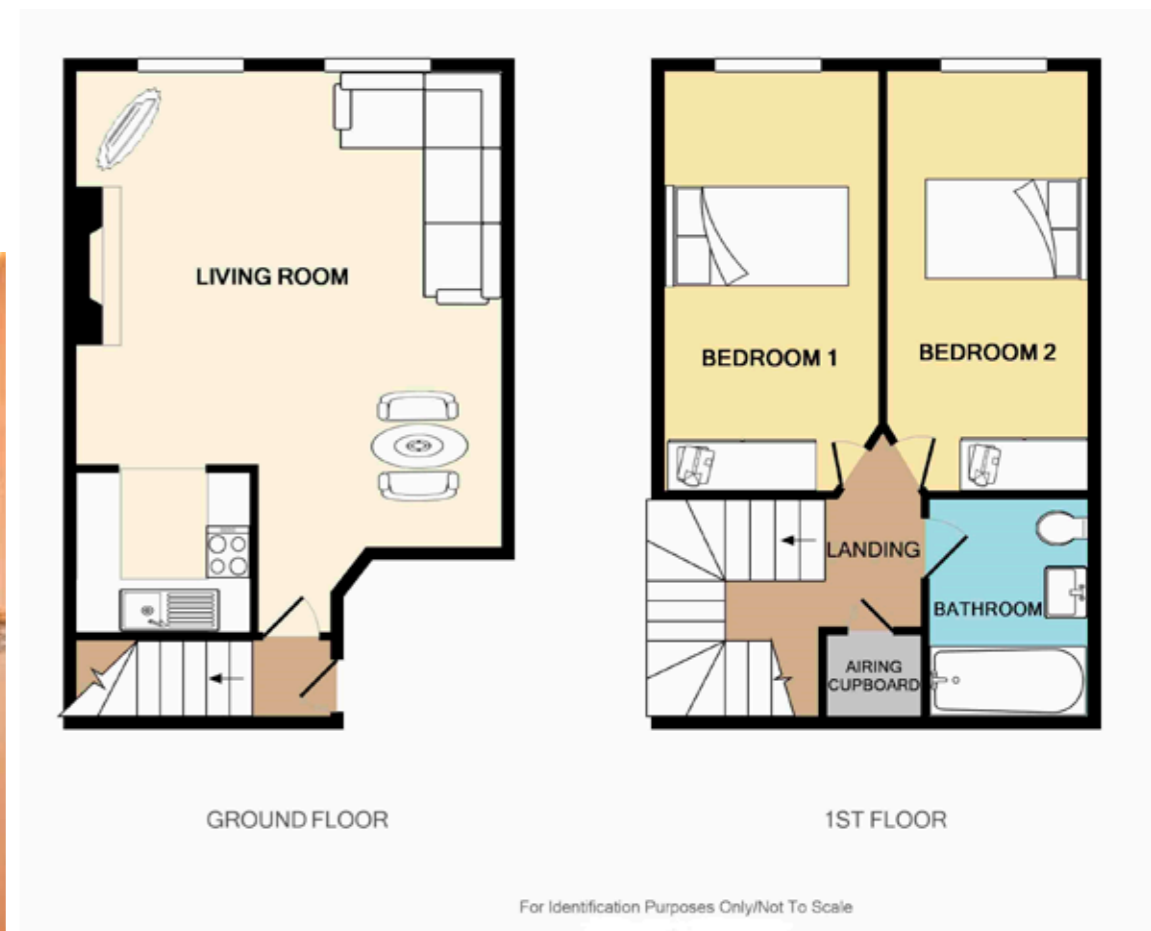
Situated on the edge of The Grand Canal Docks, Dublin city's most vibrant and trendy setting. This property is only minutes from the Grand Canal Theatre, The 3Arena, The Convention Centre, The Aviva Stadium, leisure centres & a selection of excellent restaurants & cafes. The DART at Barrow Street is only stone's throw away and the city centre is within a short stroll.

Accommodation briefly comprises Entrance hall, Living/Dining room, Kitchen, 2 Double Bedrooms & Bathroom.

Walk in condition-Ideal for first time buyer or investment.

At A Glance

- Secure Parking
- uPVC Double Glazed Windows
- Open Fireplace
- Newly Fitted Contemporary Bathroom
- Newly Fitted Electric Heating
- Attic Storage
- Newly Fitted Wardrobes & Flooring
- Extensive Use of Timber Floors
- Well landscaped Communal Courtyard
- TV, Phone & Internet Connection
- Intercom
- Located in Popular Live/Work District
- Beside Barrow Street DART Station
- Easy Walk to St. Stephens Green



For Identification Purposes Only/Not To Scale

Accommodation

Entrance Hall Attractive timber laminate floor; intercom, thermostat

Living room / Dining room 4.96 x 4.73 Attractive timber laminate flooring, ceiling cornicing, TV point, open fireplace, natural stone, and brick fireplace

Kitchen 2.07 x 1.83 Fully fitted eye & floor level press units, stainless steel sink unit, plumbed for washing machine, electric oven hob and extractor fan, tiled splashback, fully tiled floor

Upstairs

Landing Access to attic, shelved hot press with electric immersion

Bedroom 1 4.11 x 2.5 Fitted wardrobe

Bedroom 2 3.92 x 2.23 Fitted wardrobe

Bathroom Fitted bath with fitted 'Triton T90 XR', electric shower unit, feature whb with under storage, wc, fully tiled walls & floor, extractor fan, recessed lighting, electric heater

Outside

Accessed via electronic gates into a landscaped courtyard with communal parking.

Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes: