



For Sale
by Private Treaty

Apt. 67 Fitzwilliam Point, Ringsend, Dublin 4,
D04 H3V1



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Allen & Jacobs is delighted to present this fully renovated 2nd floor 2 bed apartment. This light, bright and stylish home with dual aspect provides spacious and well laid out accommodation of c.70sqm comprising entrance hall, open plan living/dining, kitchen, 2 double bedrooms, two bathrooms (one en-suite), large sit out southwest facing balcony and large storage room off hall plumbed for washer/dryer. The current owners completely renovated both bathrooms to an exceptional standard, including luxurious rainfall showers, and stylish designer wall and floor tiles. Presented in simply stunning condition throughout and with its convenient location, impressive features, and included parking, this apartment presents an exceptional opportunity for comfortable and convenient urban living. With no rent cap no. 67 would be ideal for both an owner occupier and as an excellent investment opportunity

A stone's throw from Grand Canal Dock and Basin, there is an excellent choice of amenities in the immediate vicinity including an array of buzzing cafés and restaurants, a large choice of sports and fitness clubs, local shops as well as the Bord Gais Theatre and the National Convention Centre. The area is well serviced by local bus routes and the DART, while the Aviva Stadium and RDS are nearby. The property is within walking distance of many prestigious employers such as AirBnB, Google, Indeed, Mason Hayes Curran, William Fry, Facebook and many more. This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge.

Viewing is highly recommended.

At A Glance

- ◆ Adjacent to Grand Canal Dock
- ◆ Benefits plenty of natural sunlight
- ◆ Large sit out southwest facing balcony
- ◆ Stunning condition throughout
- ◆ No rent cap
- ◆ 2nd floor apartment
- ◆ Spacious accommodation c.70sqm
- ◆ 2 fully renovated designer bathrooms
- ◆ Designated underground parking space
- ◆ Lift
- ◆ Intercom
- ◆ Cable TV, phone & internet connection available
- ◆ BER B3



Accommodation

- ◆ Entrance Hall: 8.00m x 1.00m:
- ◆ Open plan living/dining room: 7.00m x 3.6m:
- ◆ Kitchen: 2.4m x 1.9m:
- ◆ Bedroom 1: 3.75m x 2.66m:
- ◆ Ensuite: 2.2m x 1.5m:
- ◆ Bedroom 2: 3.75m x 2.75m: With a custom-made fold out bed and desk, a marvel of functionality and style.
- ◆ Bathroom: 2.3m x 1.7m:
- ◆ Balcony: 3.8m x 1.9m: Good sized sit out balcony with very sunny southwest facing aspect.

Service Charge

We are informed that the current service charge is €2,100 per annum.



Negotiator

Andrew Allen
MIPAV MMCEPI

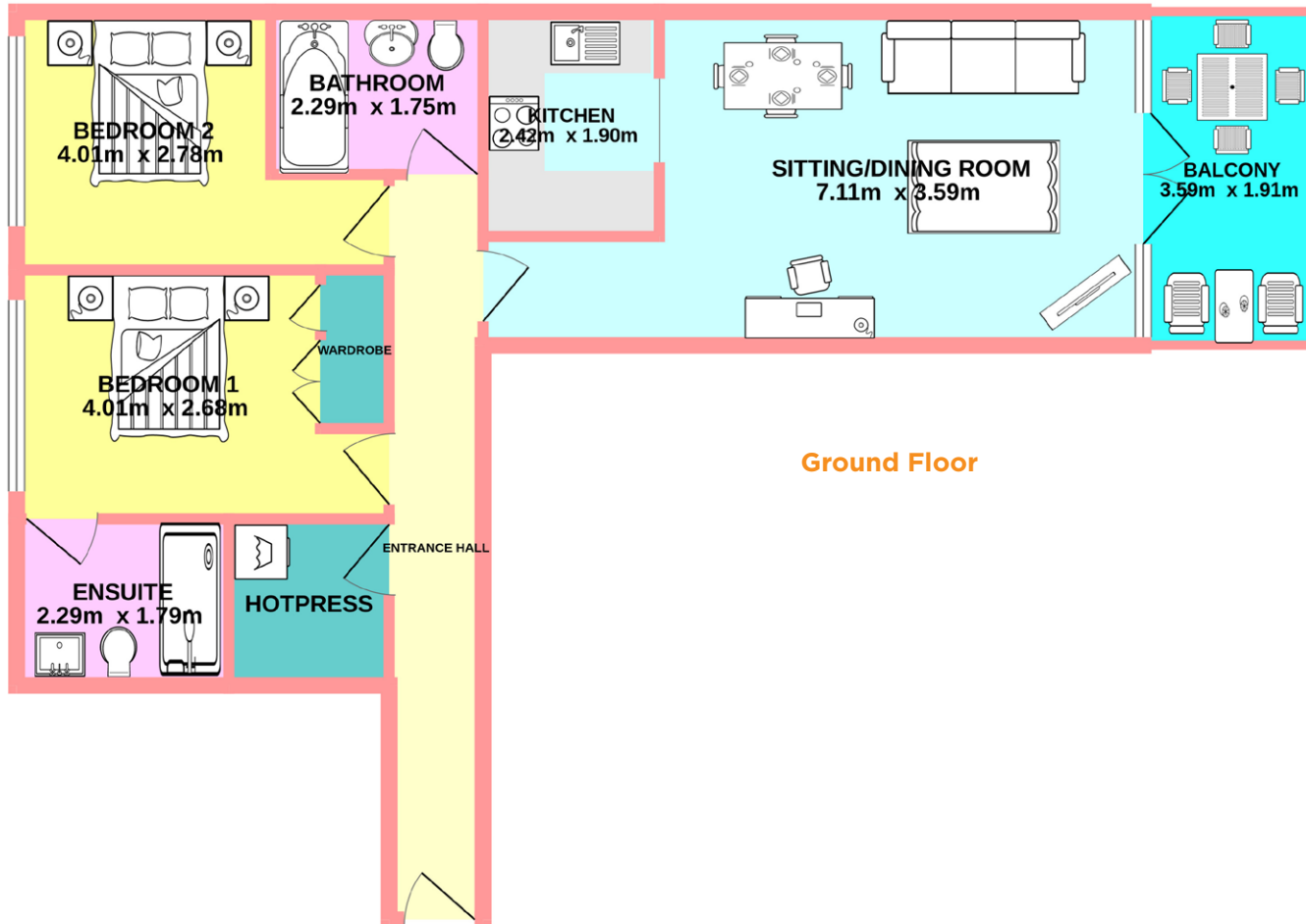
Viewings

Strictly by prior appointment
only with sole agents

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