

FOR SALE BY PRIVATE TREATY



**72 GANDON HALL,
LOWER GARDINER STREET,
DUBLIN 1**



DESCRIPTION

A superb one bedroom apartment situated on the 4th floor of this well managed development located in the heart of Dublin city centre. This property is sure to appeal to the first time buyer and investor alike given its unrivalled location and excellent transport links. The accommodation briefly comprises entrance hall, living/dining room, separate kitchen, master bedroom with built-in wardrobes and bathroom. The property has the added benefit of a communal garden open to residents only. Must be viewed to be appreciated!

LOCATION

Gandon Hall is located on Lower Gardiner Street in the heart of Dublin city. There is no shortage of restaurants, bars and coffee shops in the immediate area. The busy shopping areas around O'Connell Street, Henry Street and Talbot Street are a short walk away. The International Financial Services Centre is also within walking distance where many high profile employers are located. Nearby recreational amenities include the Three Arena, the Dublin Convention Centre and Croke Park. The area is well served by public transport including Dublin Bus, DART and Luas. Connolly Station and Busaras provide inter-city transport links.

SPECIAL FEATURES

- Separate kitchen
- West facing
- Electric storage heating
- Communal garden
- Management fee approximately €1,150 per annum
- Short walk from O'Connell Street, Henry Street and Talbot Street
- Close to IFSC, the Three Arena and Dublin Convention Centre
- Transport links include Dublin Bus, DART, Luas, Connolly Railway Station and Busaras Bus Station



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ACCOMMODATION

Entrance hallway (2.25m x 1.00m)

Access to hot press.

Kitchen (2.40m x 1.66m)

Range of wall and floor units, integrated oven, hob, extractor fan and plumbing for washing machine.

Living room (4.30m at maximum point x 3.00m)

Mock fireplace with electric fire inset.

Bedroom (3.81m x 2.67m)

Built-in wardrobes.

Bathroom (2.00m x 1.81m)

Wc, whb and bath with shower overhead.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Emer Costello

FLOOR AREA

c. 36 sq. m.

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

**4 Camden Market, Grantham Street,
Portobello, Dublin 8**

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