

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



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



## 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**

**T 01 475 1275 E [sales@owenreilly.ie](mailto:sales@owenreilly.ie)**

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

**PSRA Licence number: 002370**

