

3C GRANITE PLACE

Ballsbridge, Dublin 4

FOR SALE



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No. 3c is a stylish loft style duplex apartment extending to approx 120 sq. m. / 1,297 sq. ft. over two floors, recently renovated and presented in walk in condition throughout. Nestled in this private and quiet square on Granite Place in the heart of Ballsbridge, Dublin 4. With every amenity just steps away, it offers an ideal opportunity for the new owners to acquire a wonderful home in the city.

The accommodation is thoughtfully designed with spacious rooms, No. 3c has its own private entrance door along with a large storage / utility room and fitted shelves. The staircase leads to the first floor where a panoramic window offers views overlooking the rooftops, really capturing the feeling of city living.









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The first floor has an open plan living / kitchen / dining area, with impressive ceiling heights of up to 3.6 meters, adding to the overall bright and spacious feeling that is continuous throughout this apartment. The adjacent living and dining area creates the perfect relaxation and entertaining area and benefits from double doors to a west facing balcony. The kitchen is a fully fitted shaker style with marble countertops and has a range of fitted appliances, to include fridge freezer, Bosch 4-ring hob, oven, microwave, and dishwasher. There is a convenient centre island with seating for three. Off the kitchen is another hallway which benefits from additional skylights complementing the exceptionally bright and airy feel. There are three bedrooms all featuring timber floors. The spacious main bedroom, also with 3.6m ceiling heights, includes a walk-in wardrobe and an en-suite. This newly fitted en-suite has tiled flooring, a large walk-in shower, WC, wash hand basin, and mirrored storage cabinet. The family bathroom has also been updated, with tiled floors, a large walk-in shower with a dual drench head, WC, wash hand basin, and mirrored storage cabinet.









LOCATION

Nestled in the prestigious neighbourhood of Ballsbridge. As part of the leafy suburb, residents enjoy a serene ambiance while benefiting from the presence of trendy shops, a wide selection of fine restaurants, gastro pubs, and traditional public houses. Beyond its vibrant commercial scene, the area's accessibility is a standout feature. Ballsbridge village is served by numerous Dublin bus routes and the AIRCOACH, ensuring effortless connectivity to the city centre and beyond. Moreover, the Dart station is conveniently located just a 5-minute walk away.

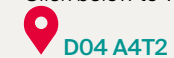
Residents also enjoy proximity to iconic landmarks and cultural attractions, including the Aviva Stadium, Herbert Park, RDS, St. Stephen's Green, Grafton Street, Trinity College, National Library, National Gallery, and more, all within a short distance. The property benefits from the presence of nearby esteemed private schools such as St. Michael's College, St. Conleth's College, The Teresian School, and Alexandra College, providing excellent educational opportunities.

With its blend of upscale living, cultural vibrancy,

educational excellence, and convenient transport links, living in Ballsbridge offers a coveted lifestyle in Dublin, where the best of city living and suburban tranquillity converge harmoniously.

LOCATION MAP

Click below to view the location map for 3c Granite Place.



PROPERTY DETAILS

FEATURES

- Alarm
- Upgraded Kitchen with island
- Newly fitted bathroom and ensuite
- Parking available on Granite Place
- Recently rewired & replumbed
- Prime Dublin 4 Location



SIZE

120 sq. m / 1,297 sq. ft. Approx.

BER

BER: C3 | BER No: 101191930 | Energy Performance Indicator: 201.99 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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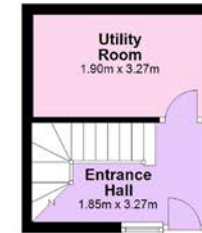
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FLOOR PLANS

Ground Floor



First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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