



7 The Dock Mill, Barrow Street, Ringsend, Dublin 4 D04YV74

Beirne
& Wise

For Sale By Private Treaty

No. 7 is a beautifully presented, contemporary ground floor apartment extending to 44 sq.m. approximately, it enjoys pride of place overlooking the central courtyard within this most sought after development in Dublin 4. The complex is ideally located on Barrow Street in the heart of Dublin 4 with an extensive choice of amenities on hand including the Grand Canal DART Station and excellent public transport links. The Dock Mill is ideally located adjacent to Google's European Headquarters, and is within walking distance of the city and the waterfront at the Grand Canal Dock area. The Bord Gais Energy Theatre and The Aviva are close by and a great choice of restaurants, bars and shopping facilities.

The well-appointed interior comprises of a living/dining room, fully fitted and integrated kitchen, a double bedroom, bathroom and a storage closet/hot press. There are extensive wooden floors throughout and is in turn key condition.

Special Features

- Bright, well-appointed ground floor apartment
- Double glazed windows
- Electric central Heating
- Minutes' walk to DART
- Excellent location in heart of Dublin 4
- Video Security Intercom
- Excellent local shopping and amenities
- Floor area 44 sq.m.



Accommodation

ENTRANCE HALL

Inviting Hallway with a part tiled/part timber floor, storage closet with hot press and access to the other rooms

LIVING/DINING ROOM

3.72m x 3.58m

This is a generous size room with wooden flooring, tall windows and has an archway to the kitchen

KITCHEN

2.27m x 2.26m

This is a fully integrated fitted kitchen with a tiled floor, dark wood wall mounted units with complimentary counter tops and tiled splashback. There is a sink unit, a washing machine, a half-size integrated dishwasher, an under counter fridge, an electric oven, and a hob with an extractor fan overhead. There is recessed down lighting in this room



BEDROOM

3.39m x 3.27m max

This is a good size double room with timber flooring, modern fitted wardrobes, and open front dual windows overlooking the central courtyard

BATHROOM

Superbly appointed and fully tiled with the suite comprising of a concealed cistern, wall hung w.c., w.h.b., wall mirror, and a bath tub with overhead telephone shower and glass shower screen

OUTSIDE

The Dock Mill is an impressive development and has a gated entrance off Barrow Street into a lovely central courtyard with generous open areas for recreation, and there is a communal rooftop garden for the use of residents

MANAGEMENT COMPANY

Cushman and Wakefield Property Management

SERVICE CHARGE

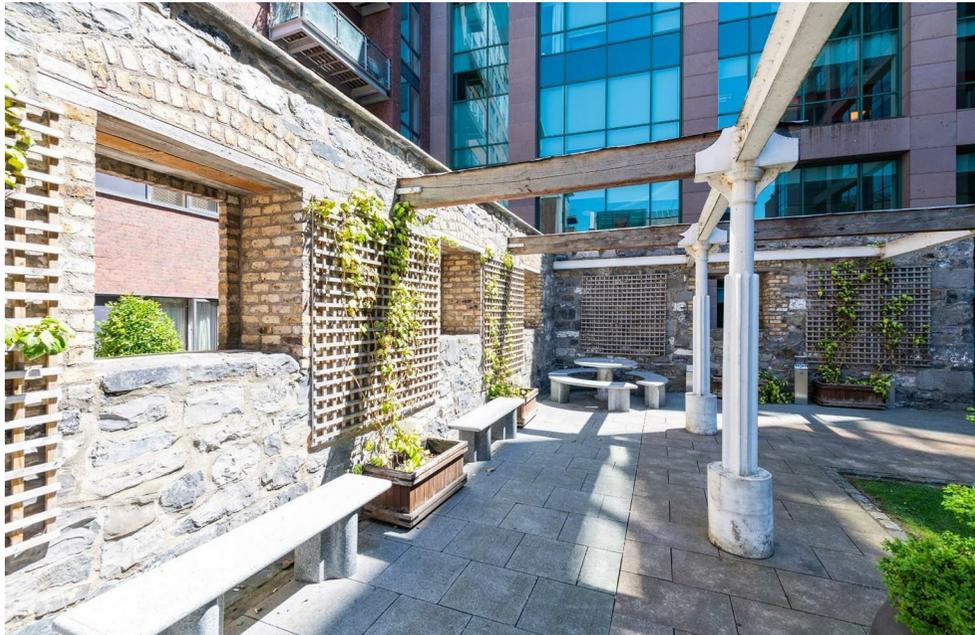
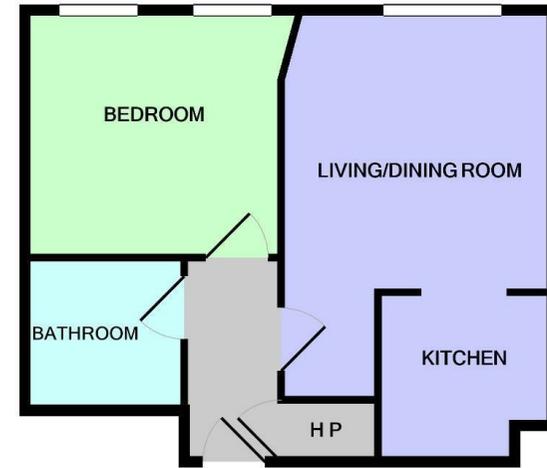
€2,050 approx. per Annum (Subject to review)

BER

Number: 111383733

Output: 353.74 kWh/m2/yr





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