



BER C1

26 Moy Elta Road,
East Wall,
Dublin 3

owenreilly

For Sale By Private Treaty



26 Moy Elta Road, East Wall, Dublin 3

DESCRIPTION

Owen Reilly is delighted to present this stunning, completely refurbished, two bedroom, red brick mid-terrace home with a superb attic conversion in the increasingly popular neighbourhood of East Wall. Number 26 is bright and very spacious and presented in turn-key condition. The accommodation briefly comprises on the ground floor of a hall, an open plan living/dining room and kitchen with a separate WC and access to a small patio. On the first floor there are two large double bedrooms, the master bedroom has the bonus of a walk-in wardrobe, and a contemporary bathroom. Stairs to the attic which has been expertly converted and currently being used as a bedroom. Must be viewed to be appreciated.

LOCATION

At the north-eastern corner of Dublin's North Docklands is East Wall, an established residential community with great personality. In contrast with the soaring office and apartment buildings of the IFSC, it is a low-rise area with housing stock comprising largely two-storey terraced homes with apartment developments dotted around the boundaries. At the heart of East Wall, conveniently close to the Lidl and Aldi supermarkets on East

Wall Road. 26 Moy Elta would be a most convenient base for commuters who use the Port Tunnel or East Link Bridge – each a five-minute drive from the house. Facebook have moved into their new offices in East Wall which reflects that this is an area on the up!

FEATURES

- Bright and spacious interior
- Charming two bedroom mid-terrace home
- Close to a host of amenities
- Completely refurbished
- Contemporary bathroom
- High quality flooring throughout
- Host of amenities nearby
- Hugely sought after location

FLOOR AREA: 73 Sq. M.

BER: C1

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Porch (1.26m x 1.15m)

Tiled porch with access to living room

Living room (6.84m x 3.19m)

Generous, open plan living room with hardwood flooring leading to the kitchen/dining area.

Kitchen/dining (4.46 x 3.19m)

Stylish kitchen with grey gloss fitted units and granite worktops. Integrated Zanussi appliances to include oven, hob and hood, fridge and freezer, washing machine and dishwasher

WC (1.49m x 1.09m)

Featuring a white WC and WHB.

Master bedroom (3.56m x 3.29m)

Spacious double bedroom with a walk in wardrobe and timber flooring.

Walk in wardrobe (2.25m x 1.80m)

Bedroom 2 (3.23m x 3.20m)

Double bedroom with built in wardrobes.

Bathroom (2.23m x 2.02m)

Contemporary, fully tiled bathroom with white three piece suite including bath with rainfall shower head and mirror cabinets.

Attic space (4.19m x 3.29m)

Excellent space with storage in the eaves. Suitable for a variety of uses.



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