

owenreilly

FOR SALE BY PRIVATE TREATY



**74 THE MILLENNIUM TOWER,
GRAND CANAL DOCK,
DUBLIN 4**

BER C3

DESCRIPTION

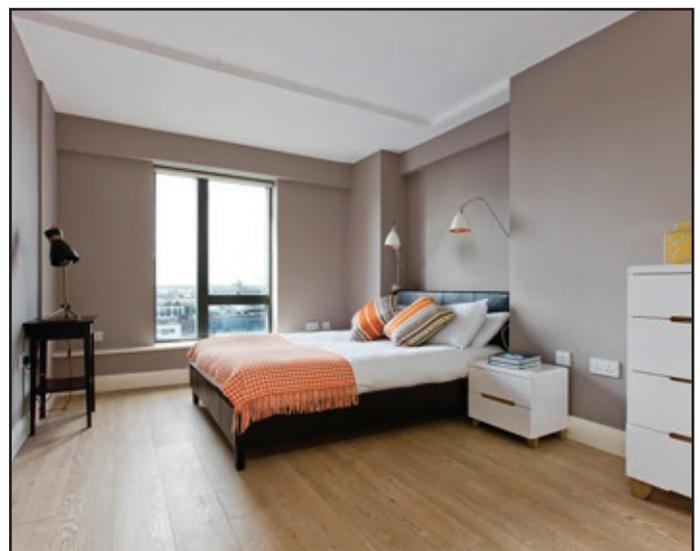
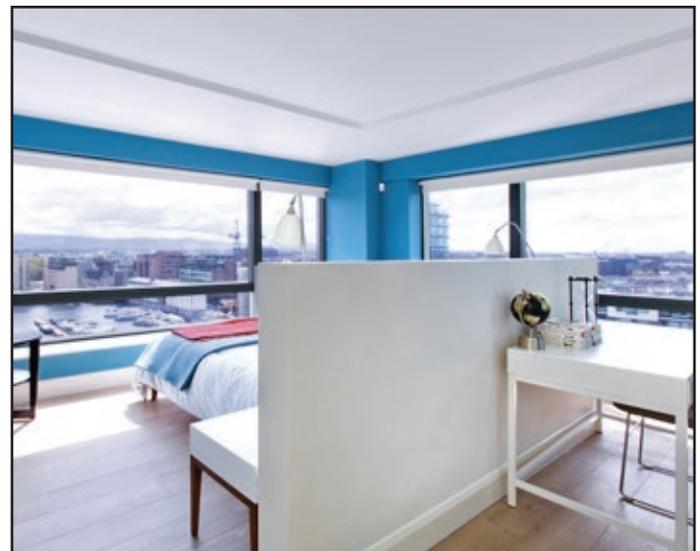
This is an amazing and unique space on the 12th floor with breathtaking views taking in Docklands, Howth Head, Dun Laoghaire, Ballsbridge and the Dublin Mountains. Spacious and bright thanks to a south facing aspect all rooms enjoy stunning views. Features include a secure parking space, air conditioning and a most appealing terrace enjoying total privacy. The accommodation comprises a hall, three bedrooms, living room with terrace and a bathroom. Must be viewed to be appreciated, it comes highly recommended.

LOCATION

Unrivalled setting overlooking Grand Canal Dock in Dublin's most hip city quarter, home to a variety of neighbourhood bars, bistros, cafes and restaurants which cluster around the historic city dock. St Stephen's Green, Ballsbridge, the IFSC and Sandymount are all within 20 minutes' walking distance while the DART at Grand Canal provides easy access to the city centre and beyond. The locality benefits from a broad range of multi-national employers and indigenous enterprises including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

SPECIAL FEATURES

- Spectacular views from the 12th floor
- South facing – fantastic sense of light
- Private terrace with stunning views
- Triple aspect
- Unrivalled social infrastructure on the doorstep
- Designated parking space
- Light filled interior
- Corner position on the 12th floor
- Management fee c. €2,234 p.a.



ACCOMMODATION

Entrance hall (5.07 x 3.7m)

U-shaped hallway with video intercom, hardwood flooring and storage closet.

Living/Dining room (8.14m x 4.93m)

Spacious, light filled, open plan living room with hardwood flooring, spot lighting and floor to ceiling glazing with access to a large terrace which enjoys stunning views.

Terrace (7.87m x 3.47m)

Generous terrace boasting south facing water views of Grand Canal Dock, the Aviva stadium and the Dublin Mountains.

Kitchen (4.23m x 2.48m)

Contemporary styled kitchen including dishwasher, fridge, freezer, washing machine, microwave, oven, gas hob and extractor fan.

Master bedroom (5.14m x 5.0m)

Spacious double bedroom with a dual aspect view over Dublin City and docklands.

Bedroom 2 (3.54m x 3.14m)

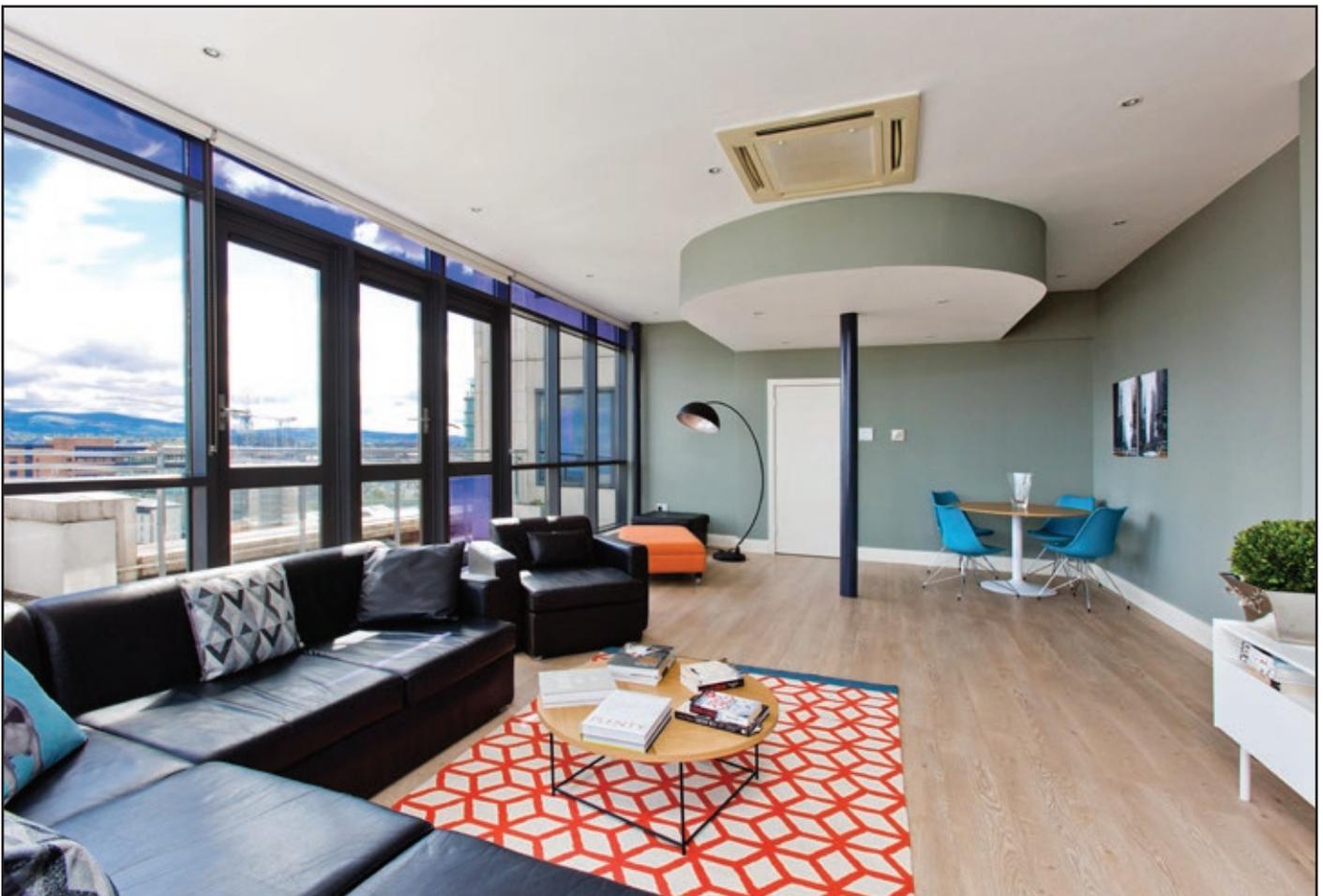
Double bedroom with fitted slide robes.

Bedroom 3 (4.69m x 2.83m)

Double bedroom with fitted slide robes.

Bathroom (1.84m x 1.75m)

Fully tiled bathroom featuring large walk in shower, mirrored cabinets and spot lighting.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 111 sq. m.

BER RATING

C3



Everything we touch turns to...

ALL ENQUIRIES

41 Forbes Quay, Grand Canal Dock, Dublin 2

T 01 677 7100 E sales@owenreilly.ie

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