



BER C2

11 The Locks, Charlotte Quay Dock,  
Grand Canal Dock,  
Dublin 4

**owenreilly**

For Sale By Private Treaty



## 11 The Locks, Charlotte Quay Dock, Grand Canal Dock, Dublin 4

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### DESCRIPTION

Owen Reilly presents this waterfront three bedroom apartment with parking boasting spectacular water views of Grand Canal Dock and the barge jetties. The property is located on the corner of the third floor with a south/west facing aspect superbly located in the Charlotte Quay Dock development, adjacent to Boland Quay, Google HQ and Grand Canal Square. The accommodation comprises an entrance hall, open-plan living/dining room, kitchen, three double bedrooms, master ensuite and a main bathroom. Viewing comes highly recommended.

### LOCATION

Unrivalled setting overlooking Grand Canal Dock in Dublin's hippest 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 15 minutes' walking distance while the DART at Grand Canal Dock and the LUAS, within 10 minutes' walk, provide easy access to the city centre and beyond. The locality benefits from a broad range of multinational employers and indigenous enterprises including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

### FEATURES

- Spectacular water views
- Bright apartment with large windows
- Corner aspect on the third floor
- Three double bedrooms
- Spacious west facing patio terrace
- Designated parking space
- Management charge c. €2,500

**FLOOR AREA:** 80 Sq. M.

**BER:** C2

### NEGOTIATORS

Owen Reilly and Maya Healy



## ACCOMMODATION

### Entrance hall (7.16m x 097m)

L-shaped entrance hall with intercom

### Living/dining room (4.87m x 4.12m)

Spacious, open plan living/dining room with stunning water views and access to west facing patio terrace.

### Kitchen (3.09m x 1.64m)

Fitted kitchen with tiled floor, whirlpool oven, siemens hob, extractor fan, fridge, freezer, dishwasher, microwave and washer-dryer.

### Master bedroom (3.70m x 2.60m)

West facing double bedroom with en-suite, BIW, water views and access to the patio terrace.

### En-suite (1.55m x 1.40m)

Master en-suite shower room with corner shower, white WHB and WC and tiled floor.

### Bedroom 2 (3.94m x 2.27m)

West facing double bedroom with BIW.

### Bedroom 3 (3.71m x 2.38m)

South facing double bedroom with BIW.

### Bathroom (2.33m x 1.89m)

Main bathroom fitted with white three piece suite to include bath, WHB and WC, vanity cabinet and tiled floor.

### Terrace (2.80m x 1.88m)

Spacious, west facing, patio terrace with stunning water views across to Grand Canal Plaza and overlooking the barge jetties.

# owenreilly

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