



For Sale
by Private Treaty

Apt. 37 Fitzwilliam Quay, Ringsend, Dublin 4,
D04 XE19



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Description

Allen & Jacobs is delighted to present No. 37 Fitzwilliam Quay, an exceptional top-floor two-bedroom, two-bathroom apartment occupying one of the finest positions within this highly regarded, gated Dublin 4 development. Extending to an impressive 101 sq.m., this beautifully proportioned residence is defined by its remarkable sense of space, natural light and breathtaking panoramic views. From its elevated position, the apartment enjoys an ever-changing outlook across Grand Canal Dock, along the River Dodder towards the iconic Aviva Stadium, with the Dublin Mountains providing a spectacular backdrop beyond. The generous open-plan living and dining accommodation flows seamlessly onto a substantial south-westerly facing balcony, perfectly positioned to capture the afternoon and evening sun. Whether entertaining friends, enjoying al fresco dining or simply watching the world go by, this wonderful outdoor space becomes a natural extension of the living accommodation. The accommodation is thoughtfully laid out and briefly comprises a welcoming entrance hall, a spacious living/dining room, a well-appointed kitchen, two generous double bedrooms, including ensuite bathroom with master bedroom, and a contemporary main bathroom. Excellent storage, quality finishes throughout and an abundance of natural light further enhance this superb home. Practicality is equally well catered for with a designated underground parking space, secure access and a B3 BER, ensuring excellent energy efficiency and year-round comfort.

Location

Perfectly positioned on Fitzwilliam Quay, this outstanding apartment places the very best of Dublin 4 on your doorstep. Grand Canal Dock, Ballsbridge, Sandymount and the city centre are all within comfortable walking distance, while an exceptional selection of cafés, restaurants, bars, sporting amenities and excellent transport links combine to create one of Dublin's most desirable waterfront addresses.

Viewing is highly recommended.

Features

- ♦ Adjacent to Grand Canal Dock
- ♦ Gated development
- ♦ Designated parking space
- ♦ Benefits plenty of natural sunlight
- ♦ Top floor apartment
- ♦ Large sit out southwest facing balcony
- ♦ Stunning condition throughout
- ♦ Built in wardrobes in both bedrooms
- ♦ Spacious accommodation c.101sqm
- ♦ Lift
- ♦ Intercom
- ♦ Cable TV, phone & internet connection
- ♦ Electric heating
- ♦ Double glazed PVC windows
- ♦ Storage press
- ♦ BER B3



Accommodation

- ◆ Entrance Hall: 7.49m x 1.16m:
- ◆ Living Room/Dining Room: 5.97m x 4.44m:
- ◆ Dining Area: 3.55m x 3.05m:
- ◆ Kitchen: 3.55m x 2.91m:
- ◆ Bedroom 1: 5.56m x 3.59:
- ◆ Ensuite: 2.00m x 1.63m:
- ◆ Bedroom 2: 5.56m x 2.96m:
- ◆ Bathroom: 1.98m x 1.55m:
- ◆ Balcony: 3.13m x 1.72m:

Service Charge

We are informed that the current service charge is €2,734.64 per annum.



Negotiator

Andrew Allen
MIPAV MMCEPI

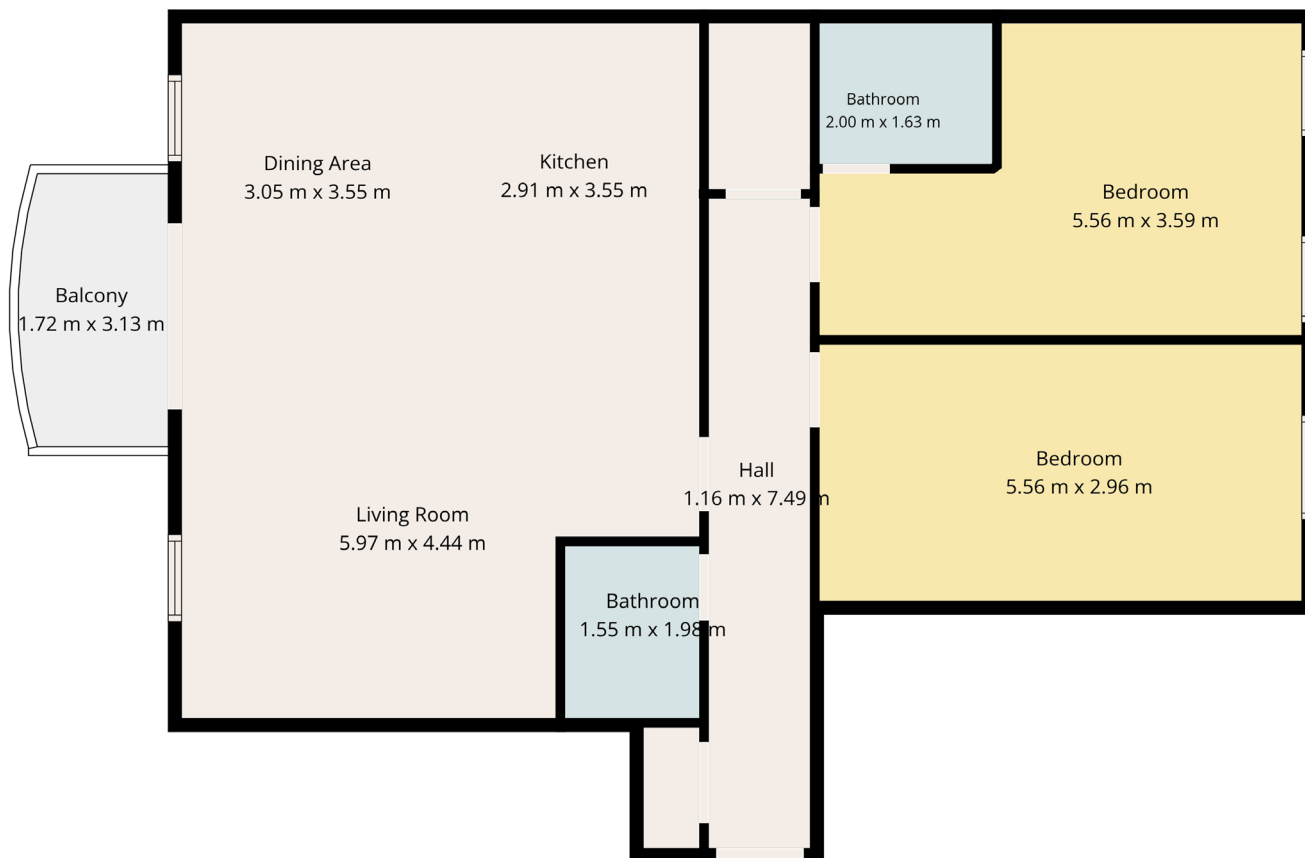
Viewings

Strictly by prior appointment
only with sole agents

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