

FOR SALE

**23 O'CONNELL GARDENS,
SANDYMOUNT,
DUBLIN 4,
D04 P803**

**McNally
Handy**

3 Pembroke Street Lower,
Dublin 2, Ireland.
Eircode: D02 FH24

reception@mcnallyhandy.ie
t: +353 1 661 2003
f: +353 1 661 1887

mcnallyhandy.ie



BER D2

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA 002226.

Without Prejudice/ Subject To Your Advisor's Legal Due Diligence and Confirmations in the usual manner.

DESCRIPTION

McNally Handy & Partners are delighted to present a wonderful opportunity to acquire 23 O'Connell Gardens, a stylish three-bedroom, one-bathroom mid-terrace family home extending to 93 sq. m. Situated in this quiet residential cul-de-sac just off Bath Avenue with views of the Aviva Stadium.

ACCOMMODATION

The ground floor accommodation briefly comprises an entrance hallway leading into the sun-filled living room, an open plan fully fitted kitchen/dining room and a storage room. The first floor consists of three generously sized double bedrooms and a main bathroom. Externally, to the front, there is off-street parking for two cars to the front. To the rear is a spacious, partially paved and lawned garden.

LOCATION

Located in one of Dublin's most desirable residential cul-de-sacs, O'Connell Gardens offers an unrivalled blend of city convenience and village charm. Tucked away just off Bath Avenue, this exclusive address enjoys a peaceful setting while remaining moments from the vibrant heart of the city.

Grand Canal Square and Sandymount Village are within easy walking distance. Both offer a wonderful selection of cafés, restaurants, boutique shops, and everyday conveniences. The nearby Aviva Stadium adds a lively atmosphere and is perfect for sports and event enthusiasts. Grand Canal Dock and Lansdowne Road DART stations are just minutes away. The IFSC, Three Arena, East Link Toll Bridge, Ballsbridge, and Dublin City Centre are all easily accessible, making this location ideal for professionals and families alike.

QUOTING PRICE

€800,000.

BER DETAILS

BER D2 BER Number: 108737123 Energy Rating: 291 kWh/m²/yr

VIEWING

By appointment only through sole agents McNally Handy & Partners.

Contact

Marcel Stanisz

James Dunphy

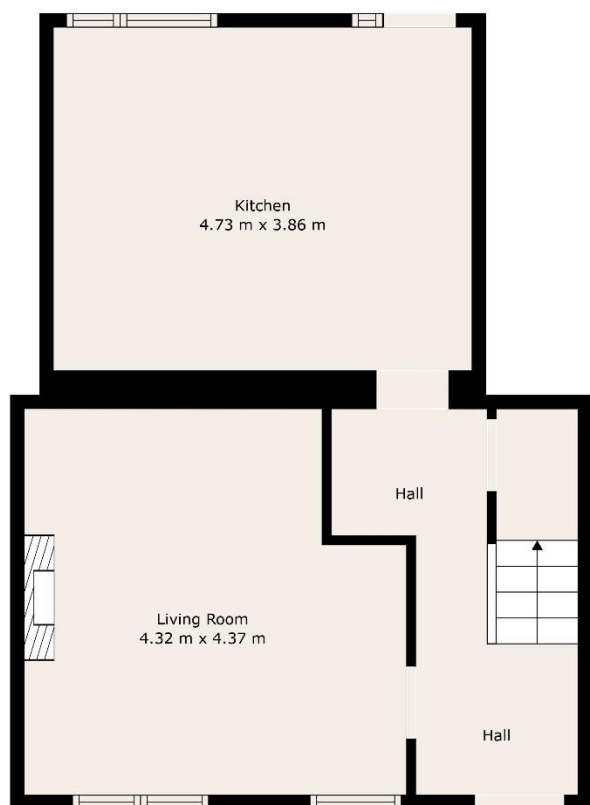
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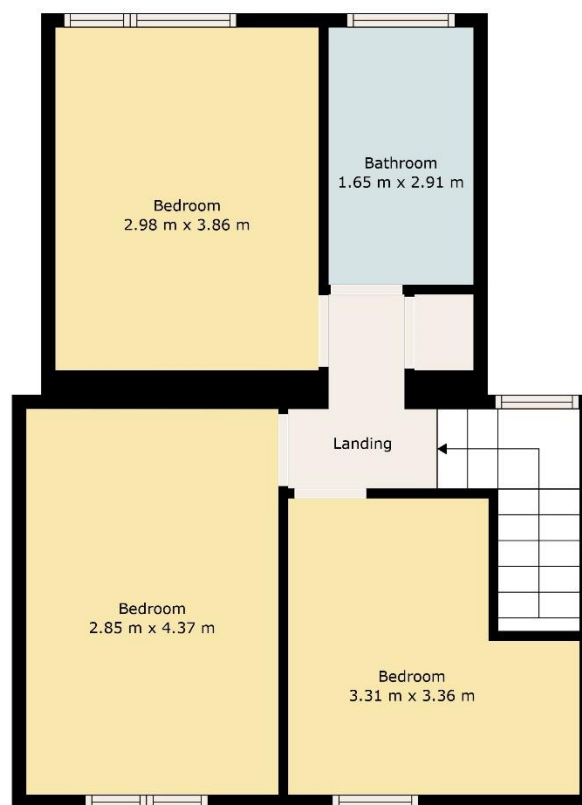
marcel@mcnallyhandy.ie

james@mcnallyhandy.ie





Floor 1



Floor 2