

If you are considering selling please call us today:

For a Free Valuation:

T: 01 210 0360



Ordnance Survey Ireland Licence No. AU 0066518
PSRA No. 002964 (licence)

Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Merrion,
T : +353 | 210 0360 F : +353 | 278 9494 city@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



Apt. I The William Bligh, The Gasworks, Dublin 4.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

Apt.1 The William Bligh, The Gasworks, Dublin 4.



Allen & Jacobs is delighted to present the stunning ground floor apartment which has just been redecorated and is comes to the market in excellent condition throughout. Providing well laid out spacious accommodation c.75sq/808sqft with southerly orientation onto a sit out terrace and view over communal gardens. Benefiting from extensive use of timber floors, gas fired central heating, contemporary kitchen & bathrooms and a secure designated underground parking space.

Tucked away in a luxury apartment development between Barrow Street and South Lotts Road, the location has become a hugely sought-after location in Dublin city's most vibrant and trendy setting. There are numerous large Tech/solicitors companies and bank corporate offices in this area. This property is only minutes' walk from the Grand Canal Dock, The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. Excellent amenities include: selection of restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools and colleges. Public transport options are second to none with the Grand Canal Dock DART station around the corner and The Point LUAS within easy walking distance.

Accommodation briefly comprises: entrance hall, storage press, utility press, living/dining room, kitchen, 2 double bedrooms, master en suite, bathroom and sit out terrace.

At A Glance

- Spacious light filled apartment c.75sq/808sqft
- Presented in excellent condition throughout
- Designated secure underground parking
- Contemporary kitchen & bathrooms
- GFCH
- Double glazed windows
- Sit out terrace with southerly aspect
- Adjacent to Google & a host of other large companies
- Strong rental area as in Grand Canal Business District
- Master bedroom En suite
- On site night time security
- Alarm
- Good storage
- Utility press
- Videocam intercom
- Beside Grand Canal Dock DART & easy walking distance to St. Stephens Green.



Viewing

Strictly by prior appointment only with sole agents
Allen & Jacobs (Southside Office)
107 Fosters Avenue
Mount Merrion, Co. Dublin
t : 2100360
e: info@allenandjacobs.ie w : allenandjacobs.ie

Negotiator

Negotiator: Gary Jacobs MSCSI MRICS

Notes:

Accommodation

Entrance hall:

Attractive timber floor, utility press, hot press, storage press

Living/dining room: 6.1 x 3.4

Attractive timber floor, tv point, recessed lighting, door to terrace

Kitchen: 3.1 x 1.9

Fully fitted eye & floor level press with granite worktop & backsplash, stainless steel sink unit, oven, hob, extractor fan, dishwasher, timber floor, recessed lighting, large feature mirror

Bedroom 1: 4.4 x 3.1

Fitted wardrobes, attractive timber floor, recessed lighting

En suite:

Tiled double shower cubicle, whb, wc, tiled floor

Bedroom 2: 3.1 x 2.5

Fitted wardrobe, attractive timber floor, recessed lighting

Bathroom:

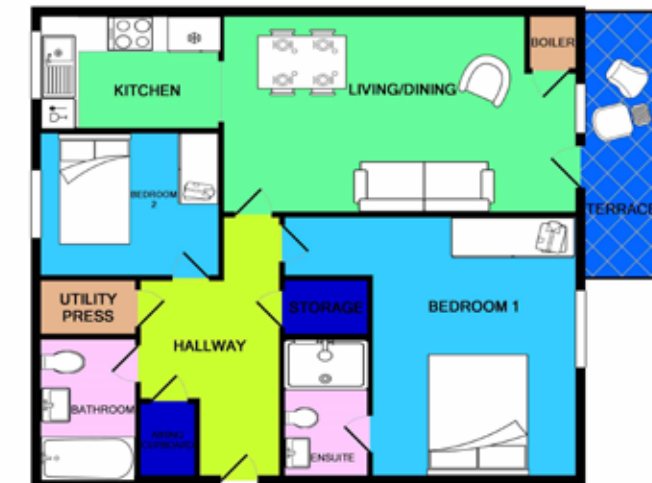
Whb, wc, bath & tiled floor

Outside

Sit out terrace with sunny southerly aspect. Designated underground parking space.

Service Charge

We have been informed that the current service charge is c.1.900 per annum.



FOR
SALE

ALLEN
&
JACOBS



2  2  75sq.m.

For Sale by Private Treaty

BER C2

Asking Price: €485,000

Apt.1 The William Bligh, The Gasworks, Dublin 4.

SALE
AGREED



2  2  75sq.m.

For Sale by Private Treaty



Asking Price: €485,000

Apt.1 The William Bligh, The Gasworks, Dublin 4.

SOLD

ALLEN
& JACOBS



2  2  75sq.m.

For Sale by Private Treaty

BER C2

Asking Price: €485,000

Apt.1 The William Bligh, The Gasworks, Dublin 4.