



BER B3

11 Hanover Wharf,  
Grand Canal Dock,  
Dublin 2

owenreilly

For Sale By Private Treaty



## 11 Hanover Wharf, Grand Canal Dock, Dublin 2

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### DESCRIPTION

Attractive, three bedroom, two bathroom apartment presented in walk-in condition boasting an extra generous interior, dual south/ east aspect and a designated parking space. Number 11 is situated in a corner position on the second floor in the upmarket Hanover Quay in the heart of Grand Canal Dock, Dublin's most fashionable city quarter, adjacent to the Marker Hotel and the Grand Canal Theatre with an abundance of social and sporting amenities on the doorstep. The accommodation comprises a welcoming entrance hall, open plan living/dining room with floor to ceiling windows, fully fitted kitchen with utility room, three double bedrooms, master en-suite, main bathroom and a walk-in wardrobe room.

### LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of bars, bistros, cafés and restaurants clustered around the historic city dock. The iconic Bord Gais Energy Theatre and the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza. St. Stephen's Green, Ballsbridge, the IFSC and Sandymount are all within 15 minutes walking distance whilst the DART at Grand Canal provides convenient access to the city centre and beyond.

### FEATURES

- Very spacious property extending to c.110 Sq. M.
- Three double bedrooms
- An elegant home in walk-in condition
- Generous, south facing terrace with leafy views
- In the heart of Grand Canal Dock
- Gas fired underfloor heating
- Designated underground parking space

**FLOOR AREA** 110 Sq. M.

**BER** B3

### NEGOTIATORS

Owen Reilly & Maya Healy



## ACCOMMODATION

### Entrance Hallway

(9.72m x 1.55m)

Spacious and welcoming entrance hallway with a tiled floor, storage closet and video intercom.

### Living / dining room

(5.64m x 5.06m)

Bright and spacious corner living room featuring access to a south facing terrace and tiled floor throughout.

### Kitchen (2.59m x 1.79m)

Contemporary cream fitted kitchen featuring integrated appliances to include hob, oven and hood, microwave, fridge, freezer and dishwasher.

### Utility room

(1.83m x 1.17m)

Separate utility room fitted with washing machine and dryer.

### Master bedroom

(5.46m x 2.65m)

Spacious, south facing double bedroom with built-in wardrobes and shower room en-suite.

### En-suite (2.20 x 1.46m)

Stylish en-suite featuring a whb, wc, spacious shower cubicle, large wall mirror and a fully tiled wall and floor.

### Bedroom 2 (3.80m x 3.85m)

Double bedroom featuring built-in wardrobes.

### Bedroom 3 (2.70m x 3.88m)

East facing, double bedroom featuring built-in wardrobes.

### Bathroom (2.29m x 1.71m)

Stylish bathroom featuring a white three piece suite, large wall mirror and a fully tiled floor.

### Walk-in wardrobe

(2.38m x 1.74m)

Very generous wardrobe room with fitted shelving.

### Terrace (8.03m x 1.56m)

South and east corner terrace with leafy street views.

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## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2

**Ph:** 01 677 7100

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Southside Office

1 Milltown Centre,  
Milltown Dublin 6

**Ph:** 01 283 0200

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## Dublin 8 Office

4 Camden Market,  
Portobello, Dublin 8.

**Ph:** 01 475 1275

**Email:** [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

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