



BER G

Apartment 1, Pier 19,  
Usher's Quay,  
Dublin 8

owenreilly

For Sale By Private Treaty



## Apartment 1, Pier 19, Usher's Quay, Dublin 8

---

### DESCRIPTION

Excellent opportunity to acquire a centrally located two bedroom apartment overlooking the Liffey with a designated parking space situated on the first floor of this gated development. A host of amenities are on the doorstep while O'Connell Street & Grafton Street are only a ten minute walk away. This home has a number of features which will appeal to investors and owner occupiers alike including Liffey views, newly fitted kitchen and secure parking. The interior briefly comprises an entrance hallway with storage closet, living room with fully equipped kitchen, two bedrooms and a bathroom.

### LOCATION

Fantastic setting in the heart of Dublin city centre with an array of local amenities literally on the doorstep including bars, restaurants and shops with the Four Courts, Smithfield,

Kilmainham and the Phoenix Park just a short stroll away. Easy access is afforded to the LUAS and Hueston station providing easy access to the rest of the city and beyond.

### FEATURES

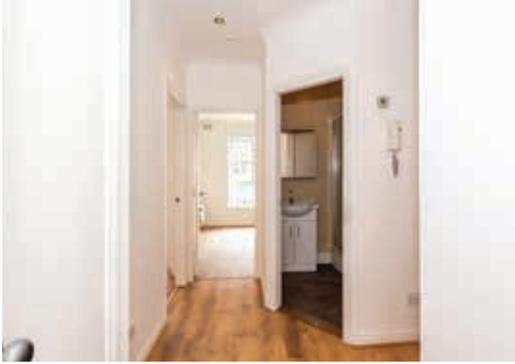
- Secure designated parking space
- Superb city centre location
- Views of the River Liffey
- Well managed development

**FLOOR AREA:** 48 Sq. M.

**BER:** G

### NEGOTIATORS

Owen Reilly & Eleanor Bourke



## ACCOMMODATION

### Hall (3.22m x 2.90m)

Featuring a timber floor, intercom and storage closet.

### Living room/kitchen (6.15m x 3.71m)

Open plan room featuring a timber floor and views over the river Liffey. Contemporary kitchen featuring a range of stainless steel units and appliances to include an oven, hob, hood, washing machine, fridge freezer and a dishwasher.



### Bedroom 1 (3.66m x 3.08m)

Double bedroom featuring a timber floor.



### Bedroom 2 (4.05m x 2.01m)

Double bedroom featuring a timber floor, built in storage units and access to a south facing terrace.



### Bathroom (2.14m x 1.77m)

Featuring a white three piece suite and full floor and wall tiling.

# owenreilly

## 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)

---

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. PRSA Licence number: 002370