



29 The Dock Mill, Barrow Street,
Dublin 4, D04 WK26.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is proud to present to the market, this spacious two bedroom second floor apartment. No. 29 The Dock Mill is finished to a very high standard and extends to approx. 77 sq.m. / 827 sq.ft. This conveniently located apartment includes two bedrooms with master ensuite, living/dining room and kitchen area. There is also a balcony overlooking a courtyard below and one underground car parking space is included.

The Dock Mills is situated in a highly sought after location adjacent to Google HQ, Grand Canal DART Station and the Board Gais Energy Theatre. This lovely development is also only minutes' walk from Ballsbridge, Ringsend, the City Centre and Grand Canal Dock and all the amenities they have to offer. Neighbourhood shopping along Barrow Street include a pharmacy and SPAR. Numerous bars, restaurants and eateries are also close by. Easy access is also available to the East Link toll bridge and there are many bus and rail transportation options on your doorstep.

Viewing is highly recommended.

SPECIAL FEATURES

- » Impressive two bedroom second floor apartment.
- » Finished to a very high standard.
- » Electric storage heating.
- » Approx. 77 sq.m. / 827 sq.ft.
- » One underground car parking space (Space No: 19).
- » Lift service to all floors.
- » Adjacent to Google HQ and only a short stroll to the City Centre, IFSC, Ballsbridge and Ringsend.
- » Easy access to numerous transport services including Grand Canal DART station, bus services and East Link Bridge.



ACCOMMODATION

ENTRANCE HALL

3.42 x 3.10m (11'3" x 10')

(Maximum measurements).

Spacious entrance hallway with solid Cherrywood floor, intercom and hotpress.

BATHROOM

2.03m x 1.70m (6'8" x 5'7")

Fully tiled bathroom with white suite incorporating w.c., wash hand basin and bath with shower fixture.

MASTER BEDROOM

4.69m x 4.20m (15'5" x 13'9")

Bright master bedroom with laminate floor, fitted wardrobe and ensuite.

ENSUITE

1.26m x 2.0m (4'2" x 6'7")

White suite incorporating w.c., wash hand basin, mirror, shaving light, towel rail and shower unit.

BEDROOM 2

2.97m x 2.71m (9'8" x 8'11")

Double bedroom with laminate floor and fitted wardrobe.

LIVING / DINING ROOM

6.22m x 4.83m (20'5" x 15'10")

(Maximum measurement).

Bright and spacious area with solid Cherrywood floor, UPC point and door to balcony.

BALCONY

3.67m x 1.17m (12'1" x 3'10")

Balcony with wooden deck overlooking courtyard below and ideal for al fresco dining.

KITCHEN

2.3m x 2.28m (7'7" x 7'6")

Fully fitted kitchen offering an array of wall and base units, Ariston oven, hob, extractor fan, integrated fridge, washer/dryer and dishwasher. Tiled floor and splashback.



MANAGEMENT COMPANY

O'Dwyer Property Management,
Silverstone House,
Ballymoss Road,
Sandyford,
Dublin 18

Tel: 01 660 3822
Email: enquiries@odpm.ie

SERVICE CHARGE
€2,015 per annum

BER DETAILS

BER Rating: D2
BER Number: 106417272
Energy Performance Indicator:
296.82 kWh/m²/yr.

DIRECTIONS

Travelling out of the city along Grand Canal Street Upper, turn left onto Barrow Street. Travel under the railway bridge and The Dock Mill is situated on the left hand side opposite SPAR convenience store.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email info@huntersestateagent.ie

HUNTERS

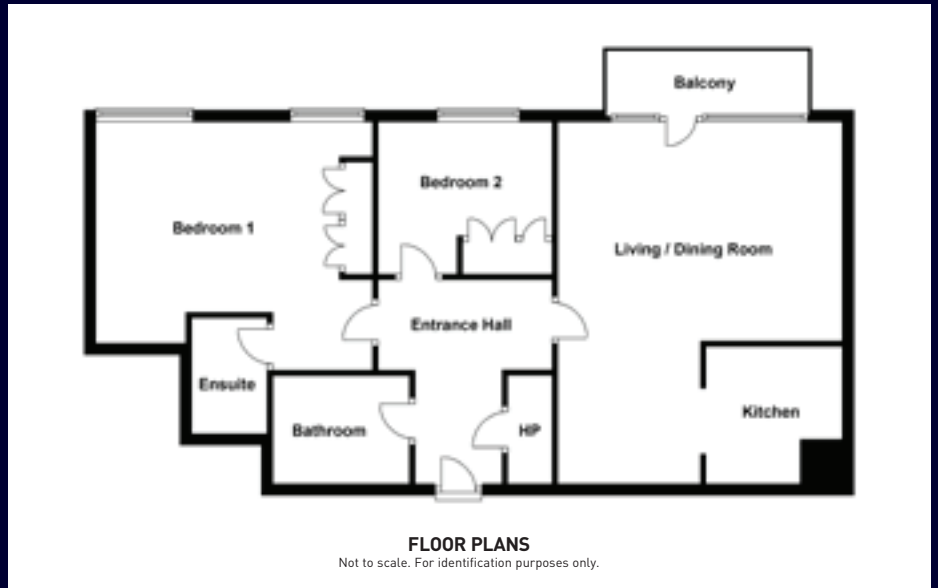
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