



# 14 The Waterside, Charlotte Quay, Grand Canal Dock, Dublin 4

Asking Price: €385,000



2



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56.4



## DESCRIPTION

This property is available for a live VIRTUAL VIEWING accompanied by the selling agent. To arrange a private appointment, please email [astridlyons@dng.ie](mailto:astridlyons@dng.ie) will be happy to assist you with this technology.

DNG are pleased to present this truly wonderful two bedroom apartment with stunning waterside views overlooking Grand Canal Dock. Presented to the market in excellent turn key condition. A wonderful sense of space and light prevails throughout this apartment due to the large windows and waterside views.

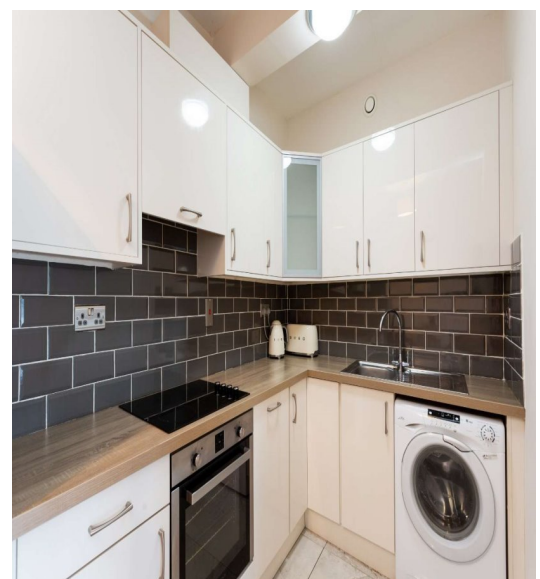
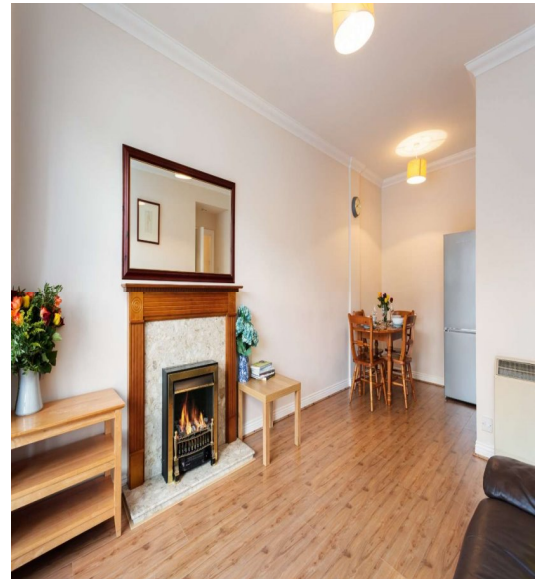
No. 14 will not fail to impress the most discerning of buyers from professionals to investors with all the convenience and luxuries an apartment has to offer.

The layout is well proportioned 56.4 sq.m./ 607 sq.ft, the accommodation comprises of entrance hallway, 2 spacious bedrooms with built in wardrobes, bathroom, spacious living/dining area complete with table and chairs, fully equipped recently refurbished kitchen and a balcony where the new owner can enjoy the riverside views. A notable feature is that the apartment has a built-in heat recovery ventilation system (something that is not standard for other apartments in the development). Secure underground car parking for two cars is included.

Superbly located beside Charlotte Quay, The Waterside is a popular development with well-maintained communal gardens and common areas that have recently been upgraded to a very high standard. There is also access to the large well-maintained communal rooftop terrace garden in the development.

This property has waterside access and the bohemian bars, café's and restaurants of Grand Canal Dock are beside it. The Bord Gais Theatre and the upcoming fresh food market on Boland Quay are adjacent to the development. The Waterside is only a short stroll to Grand Canal Dart Station and minutes drive to the city centre and all its amenities. Both Sandymount Strand and the Green and Red Luas Lines are a 10 minute walk away.

## LOCATION





## ACCOMMODATION

**Entrance Hall** Wood laminate flooring, doors to hot press and store cupboard. Intercom to main door.

**Bathroom** Fully tiled family size bathroom. Electric shower over bath, shower screen, w.h.b. and w.c. and extractor fan

**Bedroom 1** Double bedroom with built in wardrobes and waterside view

**Bedroom 2** Double bedroom with built in wardrobes and waterside view

**Living Room** Bright reception room with and patio door to balcony. Waterside view. Feature fireplace surround. Dining area



**Kitchen** Recently refurbished kitchen. Tiled floor, part tiled splash back. Range of kitchen units and wood effect counter top

## KEY FEATURES

- - Excellent Condition
- - Recently upgraded kitchen
- - Two secure underground car parking spaces
- - Heat Recovery Ventilation (HRV) system
- - Ideal for owner occupier or investor
- - Large communal roof terrace and garden
- - Residents Laundry room with dry cleaning service available
- - Excellent development with very well-maintained common areas
- - Central location



## BER DETAILS

BER: E2

BER No: 105472658

Energy Performance Indicator: 342.8 kWh/m<sup>2</sup>/yr

## ASKING PRICE

Asking Price: €385,000

## **FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG. For further information please contact:

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PSL No. 004017

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