

**FOR SALE BY PRIVATE TREATY**



**9 THE WATERFRONT,  
GRAND CANAL DOCK,  
DUBLIN 2.**



## DESCRIPTION

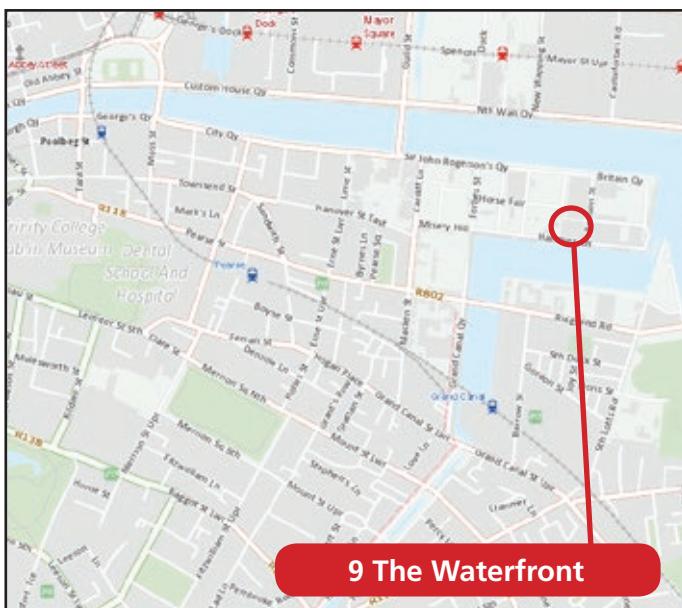
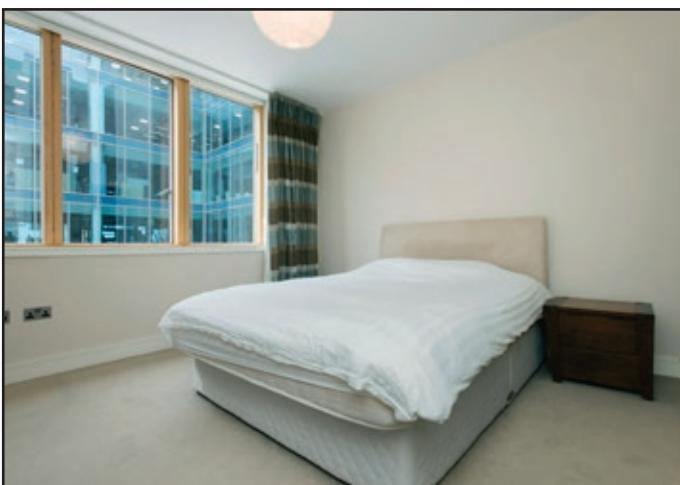
The Waterfront is a superior apartment development ideally located on Hanover Quay with a south facing aspect over Grand Canal Dock. Number 9 is an impressive two bedroom, two bathroom apartment with parking boasting a south facing terrace with water views. This contemporary home is a bright and spacious with a dual aspect layout on the first floor. Features of note include a south facing aspect, SieMatic kitchen, high ceilings, underfloor heating and luxury bathrooms. The interior, presented in turn-key condition, comprises an entrance hall with generous storage and hot-press, living room/kitchen with access to a large terrace, two double bedrooms, master en-suite and a bathroom. Viewing comes highly recommended.

## LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the renowned Marker Hotel and iconic Grand Canal Theatre. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google, Facebook and McCann Fitzgerald.

## SPECIAL FEATURES

- Generous south facing terrace with water views
- Upmarket development
- Floor to ceiling glazing in living room
- Energy efficient gas fired underfloor heating system
- Secure parking space
- SieMatic kitchen with marble worktop
- Convenient to the city centre
- Expected rental income €2,700 per month
- Management charges €2,881 p.a.



9 The Waterfront

## ACCOMMODATION

### Entrance hall (4.79m x 3.84m)

L-shaped hallway with video intercom, timber flooring, generous storage and hot-press.

### Living/dining room (4.99m x 4.94m)

Spacious, open plan living room with timber flooring, spot lighting and floor to ceiling glazing with access to large terrace.

### Kitchen (2.42m x 1.89m)

Stylish SieMatic kitchen with a range of units and granite worktops. Integrated Neff appliances to include oven, hob and hood, fridge and freezer, microwave, dishwasher and washer/dryer.

### Master Bedroom (3.88m x 3.69m)

Spacious double bedroom with integrated slide-robdes and en-suite.

### En-suite (2.45m x 1.61m)

Contemporary, fully tiled bathroom with white three piece suite including bath with rainfall shower head and mirrored cabinets.

### Bedroom 2 (3.85m x 3.49m)

Double bedroom with fitted wardrobes.

### Bathroom (2.59m x 1.84m)

Stylish, fully tiled bathroom featuring large shower cubicle, mirrored cabinets and spot lighting.

### Terrace (5.2m x 2.3m)

Extra-large terrace spanning the width of the apartment boasting water views of Grand Canal Dock.



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## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly

## FLOOR AREA

c. 82.5 sq. m.

## BER RATING

B3



## Everything we touch turns to...

### ALL ENQUIRIES

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