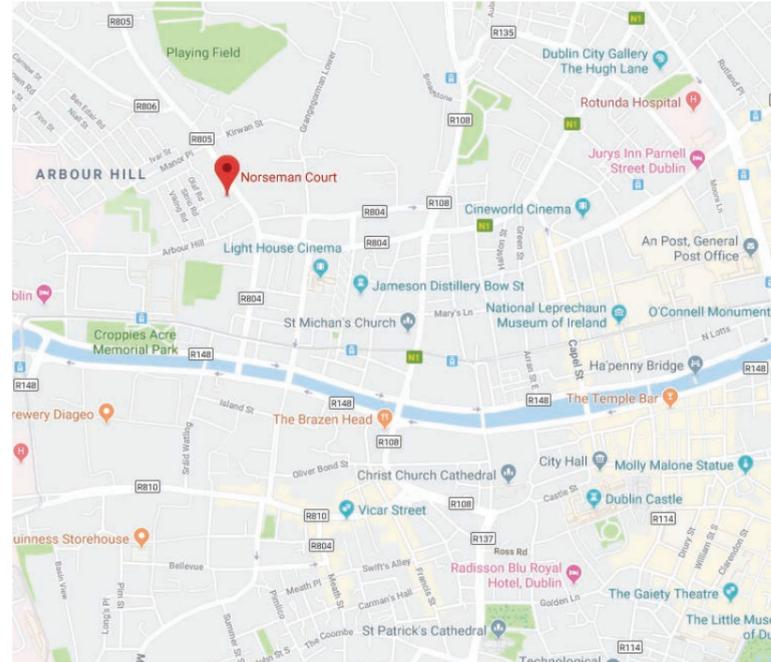


**DIRECTIONS:**

Heading out of town along the quays towards Victoria Quay and when you reach the pub "House of the Dead" turn right onto the bridge and over the Liffey and go straight up towards Blackhall Place which goes into Manor Street and Norseman Court is on your left hand side just opposite Thresholds Offices. Please refer to location map for the best route from your starting point.



FOR REFERENCE PURPOSES ONLY  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

**Viewing:**

Strictly by appointment.  
Contact MFO The Property Professionals  
at 01 497 9050 or [info@mfo.ie](mailto:info@mfo.ie)

**Negotiator:**

**Marcus O'Connor**  
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No 6, Norseman Court,  
Manor Street, Stoneybatter,  
Dublin 7.



## APARTMENT NO 6, NORSEMAN COURT, MANOR STREET, STONEYBATTER, DUBLIN 7.

**ADVISED MINIMUM VALUE €330,000**

If you want to purchase a good quality own door and spacious three-bedroom apartment in very good condition for home living or a sound investment, Apartment No. 6 Norseman Court is perfectly placed to suit all your needs. This property is located in an area with all the benefits of modern living. The advantages of this spacious and bright three-bedroom apartment (3 doubles) including a designated parking space cannot be over emphasised. The apartment has a slightly elevated position within the apartment development but in a building tucked away leading to a tranquil setting. The balcony that can be accessed from the main reception room is just one of the benefits of this well presented accommodation. The characteristics of the property within are also quality fixtures and fittings throughout this cleverly laid out property. Some of these include large picture windows, master bedroom with a shower room en-suite and a stylish kitchen and timber flooring throughout. One must view this property to fully appreciate what is on offer and in particular how spacious it is.



Not only has this apartment got excellent qualities and characteristics within, it also has an excellent location. The apartment development is situated in the heart of Stoneybatter as already mentioned. This allows for easy travel to and from the surrounding areas and in particular, the city centre. This area is also served by a variety of regular bus routes. There is a selection of restaurants and public houses from which to choose from. For anyone who enjoys the outdoors the well-known Phoenix Park is on your doorstep and available to any new owner of this fantastic new apartment.

### ACCOMMODATION

**RECEPTION HALL:** 5m x 1.05m; Reception Hall. Attractive timber flooring, Burglar alarm system and access to hot press. Security intercom system.

**STORAGE/CLOAKS CUPBOARD:** 2.05m x .75m: Good sized storage and cloaks cupboard with hangers.

**BATHROOM:** 2.40m x 2.00m: Contemporary bathroom comprises bath with shower attachment, w.c, w.h.b (with splash back tiling) with wall mounted mirror, shaver socket and light. Partly tiled walls and floors. Dimplex wall mounted heater.



### OPEN PLAN LIVING ROOM/ KITCHEN:

**LIVINGROOM:** 5.30m x 3.50m: (Max Measurement): Bright and airy living room area with attractive timber flooring. Access to balcony and T.V point.

**KITCHEN:** 2.40m x 1.60m: Shaker Style crafted kitchen with a good selection of floor and wall mounted units and plenty of worktop space. Single stainless steel sink and draining board. Washer/Drier. Electric four ring hob, extractor fan and oven. Wall tiling. Free standing Fridge Freezer.



**MASTER BEDROOM NO. 1:** (Double Master Bedroom with Shower Room En-Suite) 3.80m x 3.10m: (Max Measurement): Timber flooring. Floor to ceiling built in wardrobes. Door to En-Suite.



**SHOWER ROOM EN-SUITE:** 3.30m x 1.20m: Shower en-suite comprises step in shower unit. Partly tiled walls and floors. W.C. and W.H.B with splashback tiling, wall mounted mirror and light with shaver socket. Extractor fan. Towel rail. Toiletries cabinet with mirror. Dimplex wall mounted heater.

**BEDROOM NO. 2:** (Double) 4.10m x 3.50m (max measurement): Built-in floor to ceiling wardrobes. Timber flooring. Large picture window.



**BEDROOM NO. 3:** (Double) 4.00m x 2.20m (max measurement): Built-in floor to ceiling wardrobes. Timber flooring. Large picture window.



**OUTSIDE:** Well-kept communal gardens with access to secure underground car parking area leading to the designated parking space and access to lifts.

### SPECIAL FEATURES

- ◆ Designated and secure parking space
- ◆ Apartment presented in excellent walk-in condition
- ◆ Floor area approximately 70Sq.M/753.20Sq.Ft
- ◆ Excellent use of Pine timber floors throughout apartment
- ◆ Spacious and well laid out three-bedroom accommodation
- ◆ Built in wardrobes in all bedrooms
- ◆ Access to balcony from living room with tranquil setting
- ◆ Well-equipped Shaker style kitchen
- ◆ Mature and popular location with access to a choice of amenities
- ◆ Own Door Entrance Off Enclosed and private courtyard
- ◆ High quality Double Glazed windows throughout apartment
- ◆ Burglar alarm and intercom system in place

***“A spacious, modern Three-bedroom apartment with parking and balcony”***