

FOR SALE BY PRIVATE TREATY



**105 THE WESTMORELAND,
CHARLOTTE QUAY DOCK,
DUBLIN 4**



DESCRIPTION

Owen Reilly presents this most attractive, two bedroom, two bathroom apartment boasting a light filled interior thanks to a south facing aspect and a designated parking space. Situated in the popular and well maintained Charlotte Quay Dock which is superbly located adjacent to Grand Canal Dock and a host of amenities as well as large employers like Google and State Street Bank on the doorstep. Presented in excellent decorative condition, the interior briefly comprises entrance hallway, bay windowed kitchen/ living room with pleasant views, fully equipped kitchen, two double bedrooms, master en-suite and a bathroom. Must be viewed to be appreciated.



LOCATION

This is a vibrant location on the doorstep of the city centre with an abundance of cafés, restaurants and bars on offer. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is a five minute walk away. Some of Dublin's finest entertainment attractions are all within walking distance including The Bord Gais Energy Theatre, the Aviva stadium and the Convention Centre Dublin. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance.



SPECIAL FEATURES

- Superb location
- South facing
- Attractive resident's courtyard/gardens
- Views of the Dublin Mountains and Aviva Stadium
- Designated parking space
- Turn-key condition
- Convenient to the city centre
- A short walk from Grand Canal Dock DART station



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ACCOMMODATION

Entrance Hallway (3.68m x 1.22m)

With a timber floor, storage space and Intercom system.

Living room (6.65m x 4.17m)

Bright, bay windowed living room with a timber floor & views towards the Aviva stadium.

Kitchen (2.25m x 2.18m)

Range of fitted units with a fridge/freezer, washer/dryer, oven, hob and extraction fan.

Master Bedroom (5.02m x 2.49m)

Double bedroom featuring built in wardrobes and an en-suite.

En-suite (2.11m x 1.58m)

Tiled floor, wc, whb and separate shower.

Bedroom 2 (4.17m x 2.12m)

Spacious double room with a wardrobe and timber floor.

Bathroom (2.04m x 1.77m)

Tiled floor, wc, whb and bath.



VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 60 sq. m.

BER RATING

D2



Everything we touch turns to...

ALL ENQUIRIES

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