

For Sale by Private Treaty



Apt 61 The Dickens, The Gasworks, Barrow Street, Dublin 4 D04 FX72

Superbly presented one bedroom 4th floor apartment located in this prestigious development.

Approx. 548 sq.ft /51 sq.m

Asking Price €360,000



BER No. 114496458
EPI: 193.21 kWh/m2/yr

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Description

Lansdowne Partnership is delighted to introduce 61 The Dickens, The Gasworks to the market. A meticulously presented light filled fourth floor, one bedroom apartment enjoying bright and spacious accommodation throughout extending to approximately 51sq.m/548sq.ft. Located within this well renowned and well-maintained development in the heart of Dublin 4. The apartment presents a wonderful opportunity for investors or those seeking a new home.

Accommodation briefly comprises of an entrance hall with large storage cupboard/utility room off, open plan living/dining room with floor to ceiling windows and access to a sunny balcony overlooking a well maintained communal garden. The kitchen is fully fitted with integrated appliances. Very spacious double bedroom with floor to ceiling windows and built in wardrobes. A spacious tiled bathroom completes the layout.

This is a hugely sought after location in the heart of one of Dublin's most vibrant city districts. The area boasts a host of amenities to include cafes, restaurants, bistros, city bikes, sports clubs and shops. The Grand Canal Theatre, The Marker Hotel, The Aviva Stadium, St Stephen's Green, Ballsbridge, Baggot Street and the IFSC including major tech companies like Google are all within walking distance while the Dart at Grand Canal Dock and other transport links provide access to the city and wider afield making this a popular choice for owner occupiers and investors alike.

Viewing is highly recommended.

Accommodation

Entrance Hall 3.02m x 1.18m (9'10" x 3'10")
Wooden floor, utility/storage room.

Walk-in Store Room/Utility Room 2.05m x 0.90m (6'8" x 2'11")
Tiled floor, washer dryer.

Inner Hall 2.11m x 1.07m (6'11" x 3'6")
Wooden floor, hotpress with shelving, security intercom system.

Living/Dining 6.22m x 3.57m (20'4" x 11'9")
Wooden floor, t.v. point, door to balcony.

Kitchen 2.95m x 1.79m (9'8" x 5'10")
Tiled floor, range of built-in units, polished marble worktop, stainless steel sink unit, four ring halogen hob, extractor fan over, oven, integrated fridge/freezer, dishwasher.

Bedroom 1 4.91m x 2.81m (16'10" x 9'2")
Built-in wardrobes, tv and phone points.

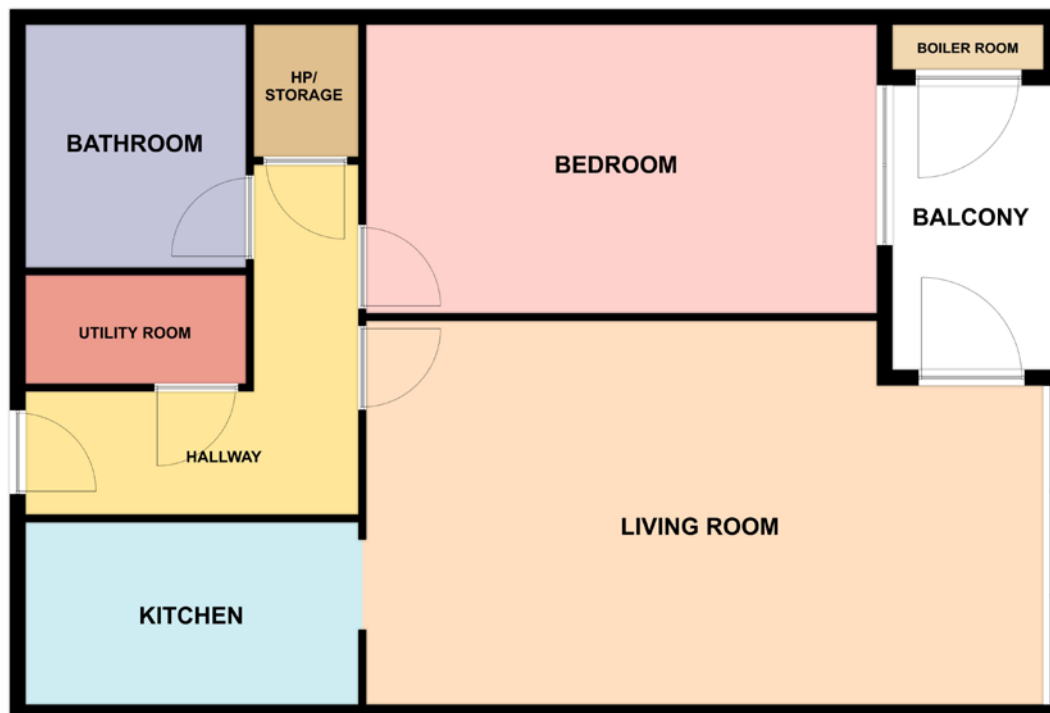
Bathroom 2.28m x 1.97m (7'5" x 6'5")
Bath with shower attachment over, w.c., pedestal wash hand basin, vanity unit, recessed lighting, partly tiled walls, tiled floor, extractor fan.



Property Features

- Superbly presented one bedroom, fourth floor apartment
- City living in a most appealing, prestigious and sought after location
- Renowned and well maintained development
- Ideally located in the heart of Grand Canal Dock with excellent views
- DART at Grand Canal Dock provides easy access to the rest of the City
- Gas Central Heating
- Access to roof terrace
- Parking spaces are available to rent if required
- Excellent investment opportunity
- The property measures approx. 548 sq.ft /51 sq.m

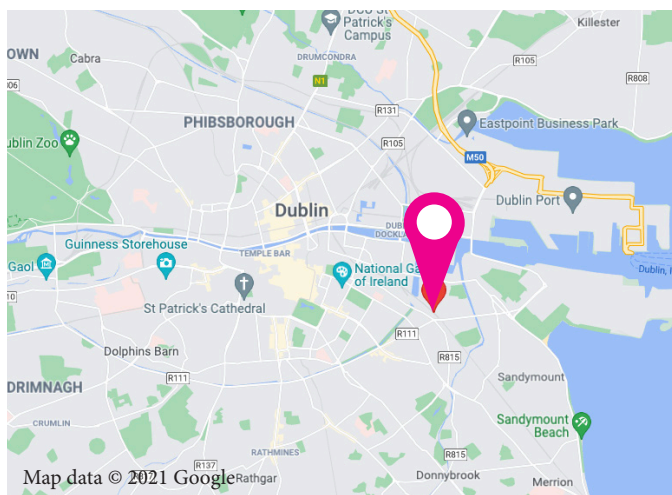




Floor Plans

Not to scale.

For illustration purposes only



Directions

Driving from Ballsbridge travel along Shelbourne Road, continue straight through the lights at the junction with Haddington Road. Continue straight onto Grand Canal Street Upper and turn right onto Barrow Street, The Gasworks is located on the right hand side and the Dickens block is the third block on the right hand side.

Management Company:

RF Property Management

Service Charge:

c.€1682.00 per annum

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

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