



BER C3

22 Liberty Court,  
Clanbrassil Street,  
Dublin 8

owenreilly

For Sale By Private Treaty



## 22 Liberty Court, Clanbrassil Street, Dublin 8

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### DESCRIPTION

Owen Reilly present this impressive, one bedroom, light-filled apartment located on the second floor of this well maintained development just minutes from the city centre. Features include a designated parking space in secure basement, upgraded double glazing, dual aspect, spacious living room with bay window and upgraded electric heaters. Presented in turn-key condition, the accommodation comprises entrance hall with generous hot press, living room, separate kitchen/dining room, double bedroom and a bathroom. Outside there is an attractive communal courtyard. Property is owner occupied so can be let at market rent which we would suggest is €1,950 per month. Must be viewed to be appreciated.

### LOCATION

This is a hip location on Clanbrassil Street close to Leonard's Corner. Camden Street, Christchurch, St. Patrick's Cathedral, St. Stephen's Green and Grafton Street are all a short walk away. Popular local spots include Daniel, the Fumbally Café and Bastible are adjacent. Excellent transport links with the LUAS close by as well as numerous bus routes.

### FEATURES

- Beautifully presented and very spacious one bedroom apartment
- Close to city centre
- Contemporary fully equipped kitchen
- Designated car parking space
- Mature residential development
- Triple aspect
- Turn-key condition
- Upgraded double glazing

**FLOOR AREA:** 52 SQ. M.

**BER:** C3

### NEGOTIATORS

Owen Reilly & Eleanor Bourke



## ACCOMMODATION

### Entrance hall (3.46m x 1.09m)

With intercom and timber flooring.

### Living room (4.69m x 3.92m) Bay window (1.09m x 4.00m)

Light-filled and spacious with timber flooring, dual aspect with floor to ceiling bay window.

### Kitchen/dining (4.64m x 2.20m)

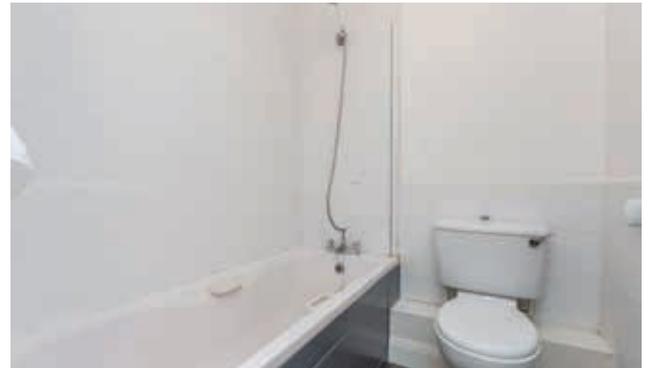
Range of floor and wall units, electric hob, oven and hood, dishwasher, washer/dryer, fridge, tiled splash-back and dual aspect with two porthole windows.

### Bedroom (3.99m x 2.87m)

Spacious and light-filled double bedroom with built-in wardrobe.

### Bathroom (2.09m x 1.70m)

WHB, WC, bath with shower attachment, part tiled walls.



# owenreilly

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