

# owenreilly

FOR SALE BY PRIVATE TREATY



**196 PEMBROKE SQUARE,  
BALLSBRIDGE,  
DUBLIN 4**



## DESCRIPTION

Owen Reilly presents this Exceptionally spacious, fifth floor three bedroom, two bathroom apartment presented in turn-key condition with parking and impressive views of the Aviva Stadium and Dublin mountains which can be enjoyed from a generous balcony.

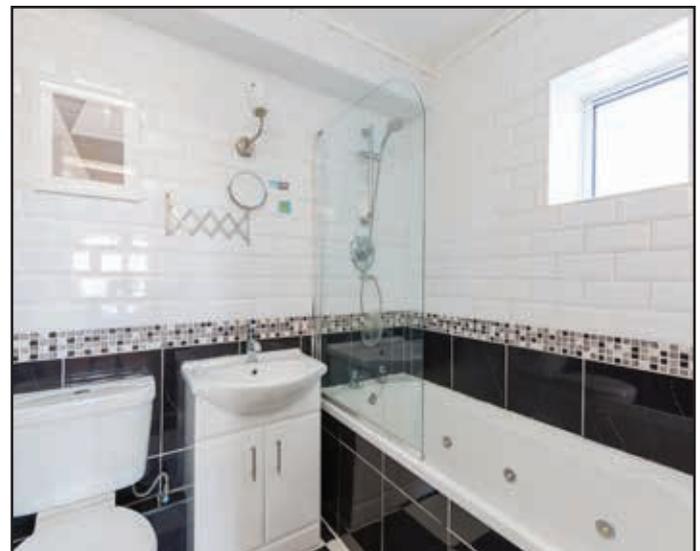
A Cosgrave development, Pembroke Square enjoys secluded, leafy internal gardens with a water fountain. There is also an on-site caretaker. The accommodation briefly comprises a welcoming entrance hall, open plan living/dining room with glazing to balcony, fully equipped kitchen, three double bedrooms with master en-suite and a bathroom. This property offers a superb opportunity to acquire a high quality, upper floor city residence.



## LOCATION

Hugely sought after location in the heart of Ballsbridge and 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 chic 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.



## SPECIAL FEATURES

- Exceptional views of Dublin mountains and the Aviva Stadium
- Excellent central Dublin 4 location
- Three double bedrooms
- Presented in turn-key condition
- Adjacent to Google's HQ
- Designated underground parking space
- Beautifully maintained internal gardens
- Adjacent to DART station



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## ACCOMMODATION

### **Entrance hallway (4.42m x 1.48m)**

Welcoming hallway with high quality timber flooring and intercom.

### **Living/dining room (7.11m x 3.62m)**

Spacious, open plan living/dining room featuring a fireplace with a coal effect fire and access to the balcony.

### **Kitchen (2.72m x 1.83m)**

Fully fitted kitchen with integrated appliances to include oven, hob, extractor fan, fridge, freezer, dishwasher and washer-dryer

### **Master bedroom (5.37m x 2.91m)**

Generous double bedroom with built in wardrobes and an en-suite.

### **En-suite (2.05m x 1.80m)**

Contemporary, tiled bathroom with white three piece suite including shower.

### **Bedroom 2 (4.36m x 2.48m)**

Double bedroom with built in wardrobes.

### **Bedroom 3 (3.20m x 2.07m)**

Double bedroom with built in wardrobes.

### **Bathroom (1.87m x 1.68m)**

Tiled bathroom with white three piece suite to include shower cubicle.



**VIEWING**

By appointment

**NEGOTIATOR**

Owen Reilly

**FLOOR AREA**

c. 97 sq. m.

**BER RATING**

B3



**Everything** we touch turns to...

**ALL ENQUIRIES**

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