



50B The Bottleworks, Dermot O'Hurley Avenue, Irishtown, Dublin 4

**Morrison
Estates**

Sales and Lettings



For Sale by Private Treaty

A modern bright creatively designed two bedroomed fourth floor penthouse apartment with panoramic city views set out in an excellent location off Irishtown Road which is finished to an exacting standard and benefits from designated underground car parking and a private sun balcony.

This modern apartment feels bright and spacious and accommodation includes entrance hall, large bright open plan living / dining and kitchen area, there are 2 double bedrooms with master bedroom ensuite and main bathroom. There is also storage off hallway and balcony feature off living room with views to the city centre and the Aviva stadium.

The Bottleworks Apartments Irishtown are an upmarket modern Apartment development within walking distance of Sandymount and Ringsend with every local shopping and restaurant amenity nearby and is easily accessible to the City Centre, Merrion Square and the IFSC. There are excellent local transport links nearby including Bus and DART.



Features Include

- Bright, spacious accommodation c. 60.Sq. M, (647 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Wooden floors throughout, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/freezer are included in the sale
- Modern Lighting
- Gas Fired Central Heating
- Fully fitted kitchen with hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors
- Designated basement car parking space
- Private balcony with view towards city
- Prime location close to the City Centre and IFSC

Accommodation

Reception Hallway:	with timber floors, recessed lights and Security Intercom
Living/Dining Room/Kitchen:	7.10m x 3.35m, with recessed lighting, provision for wall mounted television, floor to ceiling windows, French door to balcony
Kitchen:	with an extensive range of built-in units and storage presses, oven, hob, stainless steel extractor fan, integrated dishwasher, washing machine and stainless steel sink unit. Walk In Cloakroom Cupboard and Hot Press
TWO DOUBLE BEDROOMS:	
Bedroom Suite:	4.89m x 2.37m with built-in wardrobes, recessed lighting two corner windows feature and door to En-Suite Shower Room: with tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail
Bedroom 2:	3.75m x 2.75m, with built-in wardrobes and window feature.
Bathroom:	with white suite comprising bath with shower over, wc with concealed cistern, wash hand basin, tiling, heated towel rail.
Management Company:	Aramark Property
Service Charge:	c. €1850.00 Per Annum
BER:	C3
BER Number:	106855190
Energy Performance Indicator:	121.71 kWh/m2/yr

Viewing: By prior appointment.

Contact: James Morrison MIPAV TRV

T: 01 293 7100

M: 087 243 7101

Email: james@morrisonstates.ie





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.

PSRA License No. 002958

**Morrison
Estates**

Sales and Lettings

Thinking of Selling? Contact us to arrange a complimentary Sales Appraisal of your property.

TEGova **ipav** Institute of Professional Auctioneers & Valuers
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS

10 Sandyford Office Park, Sandyford, Dublin 18
T 01 293 7100 E info@morrisonestates.ie
W www.morrisonestates.ie