



BER A3

12 Grattan Court East,  
Dublin 2,  
D02 XH34.

**owenreilly**

For Sale By Private Treaty



## 12 Grattan Court East, Dublin 2, D02 XH34.

### DESCRIPTION

Owen Reilly presents this superb, three-bedroom, red brick townhouse in show-house condition, with a private city garden which was recently upgraded.. Hugely sought location between Grand Canal Dock and Merrion Square and adjacent to the Grand Canal and Ballsbridge. Built in 2017, 12 Grattan Court East is a contemporary home which combines striking design and beautiful styling with luxurious finishes. Special features include an A3 BER, photovoltaic solar panels, underfloor heating, off street parking in a shared courtyard to space for bicycles, stunning main bedroom suite, polished concrete floors on ground level, utility room, two elegant bathrooms finished with Tigris Blue marble and an amazing, open plan living space.

The spacious interior comprises entrance hall, bathroom, storage room and two double bedrooms with access to the city garden. The upper floor includes main bedroom with dressing room and en-suite, and a generous, large open plan kitchen/living/dining room with separate utility room.

### LOCATION

This is a hugely sought after location with a host of amenities are on offer including canal bank walks and a wide variety of cafes, restaurants, gyms, sports clubs as well as the renowned 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. Grand Canal Dock is home to major employers such as Facebook, Google, Facebook, Matheson, McCann Fitzgerald, and Stripe. Merrion Square and Dublin's best coffee at 3FE is around the corner.

### FEATURES

- A3 energy rating.
- Striking full brick exterior.
- Designated car parking space.
- Own door access.
- Architect designed city garden.
- Upgraded kitchen.
- Ample storage throughout.
- Elegant Tigris Blue marble bathrooms.
- Gas under floor heating with floor by floor digital thermostatic control.
- Within a 5 minute walk of Grand Canal Dock and Merrion Square.
- Floor to ceiling Ideal Combi + Futura plus windows.
- Photovoltaic solar panels.
- Polished concrete floors on ground level with platinum grade finish.
- Semi-solid lime washed oak flooring.
- RIAI Silver Medal for Housing 2015-2017.

**FLOOR AREA:** 140 SQM.

**BER:** A3

**NEGOTIATORS:** Owen Reilly





## ACCOMMODATION

### ENTRANCE HALL

(5.48m X 1.15m)

Inviting entrance with polished concrete flooring with platinum grade finish. Bespoke storage unit, access to the ample storage room and the Iroko hardwood stairs.

### BATHROOM

(2.89m max X 2.62m)

Upgraded bathroom with new tiled flooring. Three piece suite with Twyford white sanitary ware to include walk in shower with floor to ceiling length glass shower doors. Tigris Blue marble countertops and large format back lit LED mirrors. Access to under-stair storage and water tank.

### STORAGE ROOM

(2.63m X 0.97m)

### BEDROOM 2

(4.07m X 2.85m)

Double room with double fitted wardrobes, polished concrete flooring and access to the city garden.

### BEDROOM 3

(3.89m X 3.60m Max)

Double room with double fitted wardrobes, polished concrete flooring and access to the garden.

### CITY GARDEN

(6.71m X 4.42m)

Architect designed, private courtyard, bordered by plants. Perfect for al fresco dining.

### LANDING

(2.05m X 1.19m)

With Iroko hardwood.

### MAIN BEDROOM

(5.64m max X 4.27m)

Bright double room with separate dressing room and semi-solid lime washed oak flooring.

### DRESSING ROOM

(2.97m X 2.15m)

With ample storage.

### EN-SUITE

(3.88m X 1.46m)

Three piece suite with Twyford white sanitary ware to include walk in shower with floor to ceiling length glass shower doors. Tigris Blue marble countertops, sandblasted Portuguese Terres Blue flooring and large format back lit LED mirrors.

### KITCHEN

(2.76m X 4.71m)

Connected to the living/dining room, remodelled to create a more efficient space. Fully fitted and minimalist kitchen with granite countertops and marble island. Includes Indesit fridge/freezer, Neff oven, microwave and induction hob, Faber extractor fan with remote control.

### LIVING/DINING ROOM

(6.88m X 4.51m)

Stunning, open plan space with floor to ceiling window which takes advantage of the west facing aspect. Semi-solid lime washed oak flooring throughout, built-in TV unit and library.

### UTILITY ROOM

(1.91m X 1.54m)

With Indesit washing machine and separate dryer. Ample storage.

# owenreilly

Website: [www.owenreilly.ie](http://www.owenreilly.ie)

Email: [sales@owenreilly.ie](mailto:sales@owenreilly.ie)

## City Centre Office

41 Forbes Quay,  
Grand Canal Dock, Dublin 2.

**Ph: 01 677 7100**

## Dublin 8 Office

4 Camden Market,  
Portobello, Dublin 8.

**Ph: 01 475 1275**

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