



Apt. 6 13 High Street, Dublin 8, D08HH68

Beirne
& Wise



For Sale By Private Treaty

A rare opportunity to acquire a two-bedroom apartment in the heart of medieval Dublin. If you are looking for something a little different, then this unique two-bedroom apartment of approx. 52 sq. m. (excluding balcony) may suit you! The accommodation is split over two levels; the third and fourth (top) floor, and comprises of an entrance hall, two double bedrooms and a bathroom on the third floor, upstairs there is an open plan living/dining room with a balcony, and a kitchen. The top floor is spacious with lots of windows and offers a bright and airy space enjoying wonderful roof top views over the cityscape. There is a bike shed accessed to the side of the building. Just recently redecorated, this is a well-presented apartment and will appeal to both investor and homeowners alike.

The location is superb – within minute's walk of the city centre, and the benefits of a host of commercial activities, and every possible amenity nearby in this very historic area of South City Dublin. There is a choice of buses routes to the city and beyond, and travel further afield is easy due to the proximity to Heuston Station and the M50 via the N4, Lucan Road. Temple Bar is just a stroll away as the well-known Vicar Street venue, Christ Church, St Patrick's Cathedral, Dublin Castle, and their associated parks. Further afield is the beautiful Phoenix Park, with extensive acres of lawns, gardens, walking trails and Dublin Zoo.

Special Features

- Spacious bright apartment, 52sq. m. approx. (excl. balcony.)
- Double glazed windows.
- Electric heating.
- Excellent location.
- West facing balcony.
- Two double bedrooms.
- Intercom, Alarm, Lift.

Accommodation

ENTRANCE HALL

With laminate flooring, hot press, and staircase to the top floor.

BEDROOM ONE

3.12m x 2.64m

A double room with laminate floor, recessed lights, and built-in wardrobes.

BEDROOM TWO

2.77m x 2.41m

A second double room with laminate floor, recessed lights, and built-in wardrobe.

BATHROOM

With tiled floors and walls, w.c., w.h.b., bath with chrome shower fitting and glass screen, wall cupboard and mirror.

UPSTAIRS

The staircase leads to the top floor, a door opens into the accommodation.



LIVING/DINING ROOM

4.77m x 4.14m

This is a spacious, light filled reception room with coved ceiling, recessed lighting, laminate flooring and an attractive fireplace with a tiled inset, natural fire, and slate hearth. There is access to the balcony via a sliding door, the balcony is bounded by wrought iron railings, with wonderful views of church spires and domes, and over towards Phoenix Park. There is ample room for dining, and access to a large overhead storage space.

KITCHEN

4.14m x 1.61m

With a large window, tiled floor, a range of fitted wall and base units with tiled splashback, hob, oven, and extractor fan, fridge, washing machine and dishwasher.

MANAGEMENT COMPANY

High Street Property Management Co.

SERVICE CHARGE

€1,600 approx. per annum (subject to review)

BER

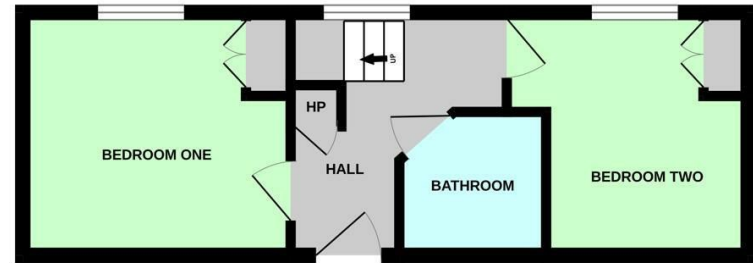
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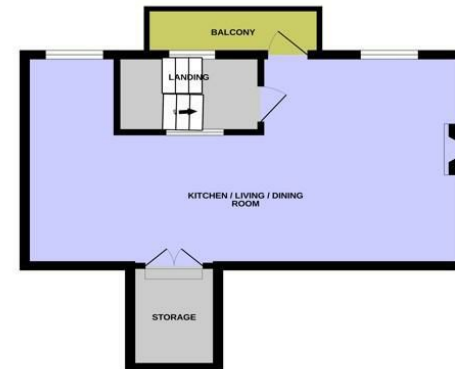




THIRD FLOOR



TOP FLOOR



Beirne
& Wise

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