

FOR SALE BY PRIVATE TREATY



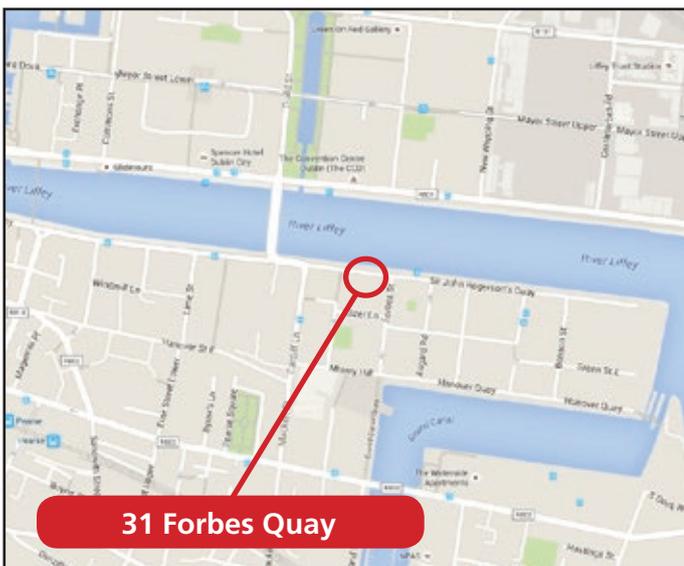
**31 FORBES QUAY,  
GRAND CANAL DOCK,  
DUBLIN 2**

## DESCRIPTION

A most attractive, 3rd floor, two bedroom, two bathroom apartment with a spacious, dual aspect layout in the hugely sought after Forbes Quay development. Given its location, adjacent to the iconic Grand Canal Theatre and the Marker Hotel, the property enjoys a variety of amenities including cafes, shops, restaurants, gyms and water sports centres and is fifteen minutes' walk to the city centre. Features of note include a generous terrace with Liffey views, a stylish fully equipped kitchen, two contemporary bathrooms and an energy efficient, centralised heating system. The spacious interior briefly comprises an entrance hall with a storage closet, open plan living/dining room with access to a generous covered terrace, fully equipped kitchen, two spacious double bedrooms with master en-suite and a bathroom.

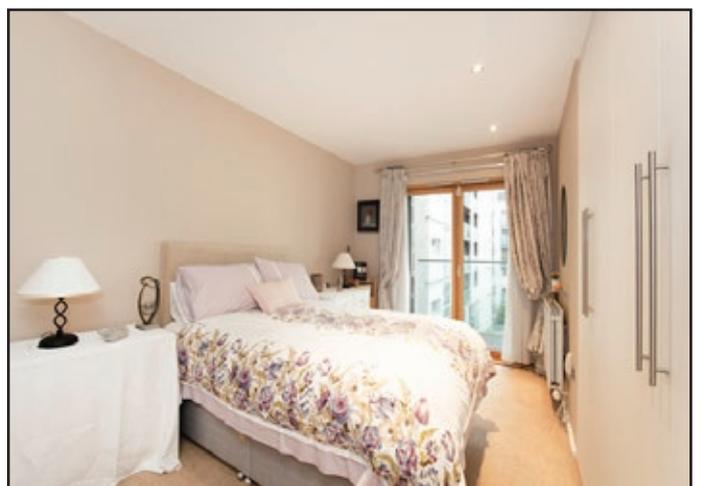
## LOCATION

Forbes Quay is ideally situated in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including Herbstreet, Milano, Fresh, Donnybrook Fair, The Marker Hotel and the iconic Grand Canal Theatre. Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the city centre and beyond. Grand Canal Dock is also home to major employers including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.



## SPECIAL FEATURES

- Turn-key condition
- Spacious dual aspect interior
- Generous covered terraces with Liffey & courtyard views
- In the heart of Grand Canal Dock
- Ample storage
- Master en-suite
- Energy efficient centralised heating system
- Convenient to the city centre
- Rental value €2,200 per month
- Alarm



## ACCOMMODATION

### Entrance hall (3.14m x 1.16m)

Welcoming L-shaped entrance hallway featuring a video intercom and a generous storage closet.

### Storage (3.64m x 0.77m)

Ample storage space with shelving which could be optimized further.

### Living room/dining room (5.10m x 4.20m)

Bright open plan living/dining room featuring a timber floor and access to the terrace.

### Kitchen (3.36m x 1.84m)

Kitchen features a slate grey tiled floor and a range of white gloss fitted units with integrated appliances to include a fridge, freezer, dishwasher, oven, hob, hood and washer-dryer.

### Master bedroom (4.7m x 3.02m)

Spacious double bedroom with built in wardrobes, access to a west facing terrace and an en-suite.

### En-suite (2.28m x 1.82m)

Stylish en-suite featuring white three piece suite, built in mirrored cabinets and a tiled floor.

### Bedroom (3.68m x 2.90m)

Spacious double bedroom with built in wardrobes and access to a west facing terrace.

### Bathroom (2.28m x 1.54m)

Contemporary bathroom featuring a white three piece suite, built in mirrored cabinets and a tiled floor.

### Terraces

A generous covered terrace to the front of the property with views of the Liffey and quiet terrace off the bedrooms overlooking the internal courtyards.



## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly

## FLOOR AREA

c. 74 sq. m.

## BER RATING

B3



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

ALL ENQUIRIES

**41 Forbes Quay, Grand Canal Dock, Dublin 2.**

**T 01 677 7100 E [sales@owenreilly.ie](mailto:sales@owenreilly.ie)**

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