

For Sale by Private Treaty



## Apt 26 Fitzwilliam Point, Fitzwilliam Quay, Ringsend, Dublin 4, D04 XW72

Superbly presented one bedroom ground floor own door apartment located in this prestigious development.

55 sq.m / 592 sq.ft

**Asking Price: €330,000**



BER No. 113562631  
EPI: 299.8kWh/m<sup>2</sup>/yr

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## Description

Lansdowne Partnership is delighted to introduce Apartment 26 Fitzwilliam Point to the market. This is a superb ground floor own door one-bedroom apartment enjoying bright and spacious accommodation throughout extending to approximately 55sq.m/592sq.ft. Located within this well renowned and well-maintained development in the heart of Dublin 4. The apartment presents a wonderful opportunity for investors or those seeking a new home.

Fitzwilliam Point is a well-managed, gated development with attractive, communal courtyards. This property briefly comprises an entrance hall with hot-press, open plan living/dining with large terrace, contemporary fully fitted kitchen, double bedroom and bathroom.

## Location and Amenities

Located by Ringsend Bridge alongside the River Dodder, this is a hugely sought after Dublin 4 location boasts a host of amenities to include cafes, restaurants, bistros, sports clubs and shops. The Grand Canal Theatre, The Marker Hotel, The Aviva Stadium, St Stephen's Green, Ballsbridge, Baggot Street and the IFSC are all within walking distance while the DART at Grand Canal Dock provides easy access to the rest of the city making this a very popular choice for owner occupiers and investors alike.

Viewing is highly recommended.

## Accommodation

**Entrance Hall** 4.66m x 1.12m (15'2" x 3'67")  
Wooden floor. Hotpress with shelving.

**Living/Dining Area** 5.95m x 3.40m (19'5" x 12'3")  
Large living area. Video security intercom system. Wooden floor, t.v. point. Floor to ceiling window and door to large terrace – (4.16m x 2.79m).

**Kitchen** 2.38m x 1.76m (7'8"x 5'7")  
Tiled floor and partly tiled walls. Range of built-in units, polished marble worktop, stainless steel sink unit, four ring halogen hob, extractor fan, oven, integrated fridge/freezer, new dishwasher.

**Bedroom 1** 3.83m x 1.75m (12'5" x 10'9")  
Double bedroom. Built-in double wardrobes, wooden floor.

**Bathroom** 2.35m x 1.68m (7'7" x 5'5")  
Bath with shower attachment over, w.c., pedestal wash hand basin, mirror, recessed lighting, partly tiled walls, tiled floor, extractor fan.

**Outside**  
Large west facing decked terrace, (approx. 4.16m x 2.79m).  
One underground designated parking space.





### Property Features

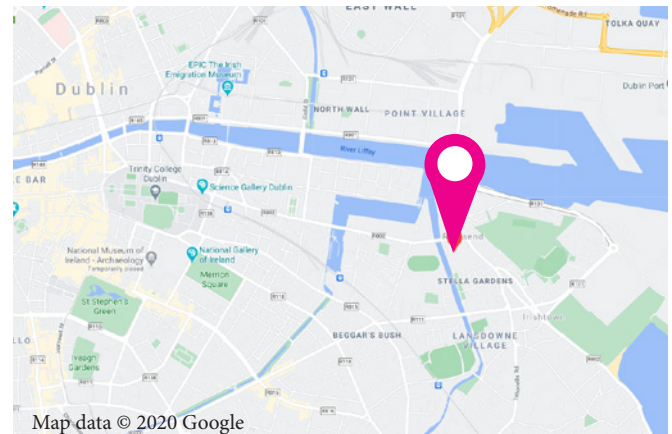
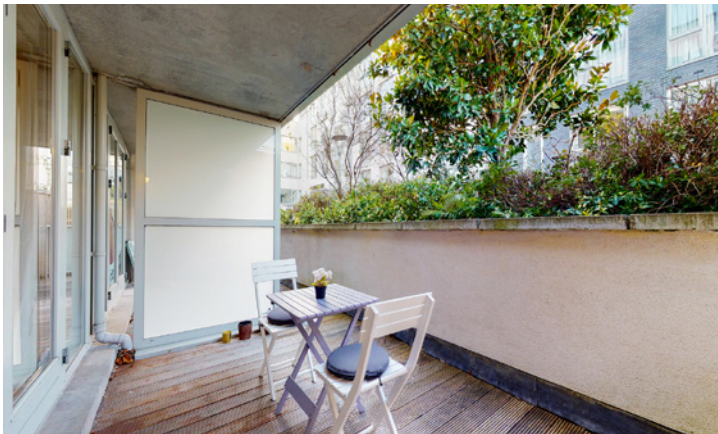
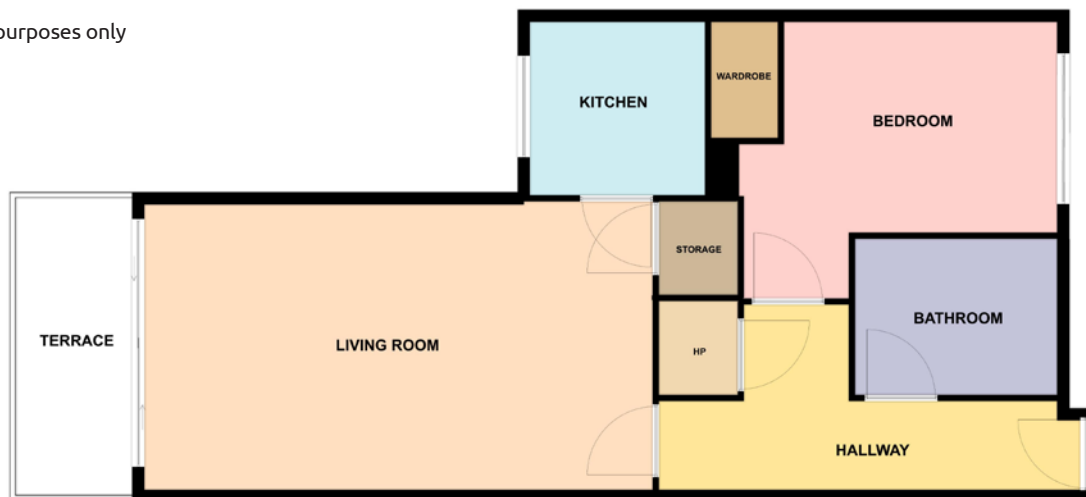
- Superbly presented one bedroom, ground floor apartment
- Most appealing prestigious development
- Designated underground parking space
- Ideally located in the heart of Ringsend
- The DART is within walking distance
- Electric Heating
- Excellent investment opportunity
- Extending to approx. 55sq.m/592sq.ft.



## Floor Plans

Not to scale.

For illustration purposes only



## Directions

Driving from Ballsbridge travel along Shelbourne Road, continue straight through the lights at the junction with Haddington Road. Turn right onto South Lotts Road. Continue along South Lotts Road until the junction with Ringsend Road. Turn right onto Bridge Street. Continue of the bridge and turn right onto Fitzwilliam Quay. Fitzwilliam Point is located on the left side.

## Management Company:

Fitzwilliam Point Apartment Management Company

## Service Charge:

c.€1600 per annum

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

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