

# 16 Mellows Quay

Ushers Quay, Dublin 8

**For Sale**

by Private Treaty



## Location

16 Mellows Quay is in Block F of the development located off Ushers Quay. There are a number of amenities in the area such as the Guinness Storehouse, the Royal Hospital Kilmainham, Vicar Street & Smithfield Square.

The development is within walking distance of Temple Bar as well as Dublin's most iconic shopping destinations such as Grafton Street and Henry Street. There are a number of transport links close by with the Smithfield Luas stop 4 minutes' walk away, Heuston station and Dublin bus stop all within walking distance.

## Description

No. 16 is a wonderful and well-presented 2 bed first floor apartment. The property is well maintained and is fitted with wooden floors throughout. The apartment extends to c.66sqm (c.714 sqft) and was built in c.2006. The block has the benefit of lift access.

Accommodation briefly comprises of entrance hall, two double bedrooms with one en-suite, kitchen, a large bright and spacious living room with access onto a south facing balcony, family bathroom and two storage presses. There is one designated parking space with the apartment. This apartment would be ideal for a first-time buyer, investor or someone who is wishing to trade down.

## Accommodation

Living Room	3.06m x 6.42m
Kitchen	2.93m x 2.29m
Balcony	4.94m x 1.53m
Bedroom 1	5.19m x 2.83m
Bedroom 2	4.02m x 2.20m
Bathroom	2.33m x 2.18m

## BER Details



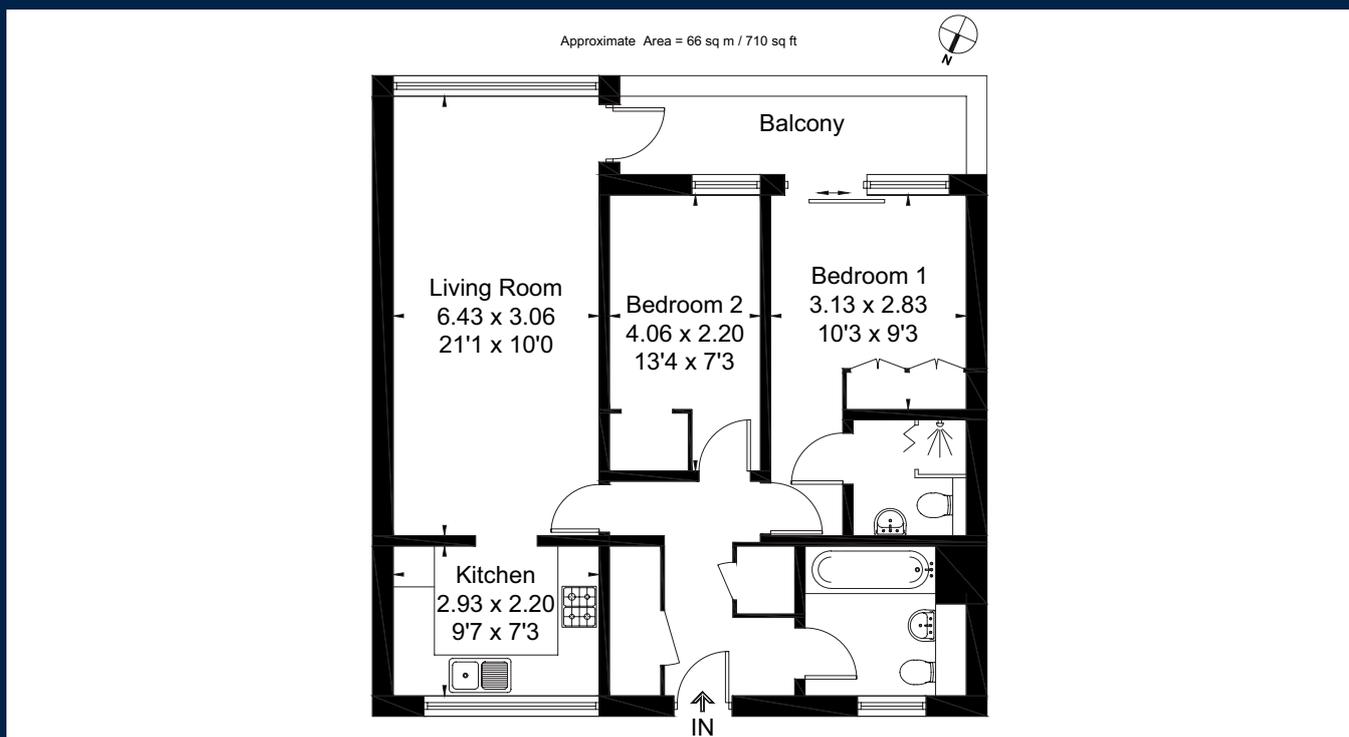
Number: 103302915

Energy Performance Indicator: 186.16 kWh/m<sup>2</sup>/yr.

## Price

Quoting €335,000

## Floor Plan



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

## Features

- Sought after City Centre Location
- Lift access
- Two-bedroom, first floor apartment of 66 sqm
- Strong rental return
- One designated parking space
- Viewing highly recommended

## Management Fee

€1,778.17 for 2019 with Benchmark Property

## Viewing

By appointment only through sole selling agents McNally Handy & Partners.

## McNally Handy

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