



ESTATES

28 Lower Leeson Street, Dublin 2.

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PSR Licence No.: 002120

Asking Price: €340,000

Viewings: Strictly by appointment with the sole agents.

Negotiator: Karen Mulvaney (087) 667 1986.

"Each Office is Independently Owned and Operated"

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Apt 45 Miller's Hall

Thomas Street
Dublin 8

BER EXEMPT



For Sale By Private Treaty

Duplex Apartment

Secure Car Parking

Central City Centre Location

Bright & Spacious Apartment

Lift Service

Villeroy & Boch Bathroom

Apt 45 Miller's Hall, Thomas Street, Dublin 8

Karen Mulvaney of Coldwell Banker is delighted to bring to market a very large duplex apartment in the heart of Dublin City. Situated on Thomas Street with secure designated car parking space this apartment is set amongst the most eclectic amenities on its doorstep.

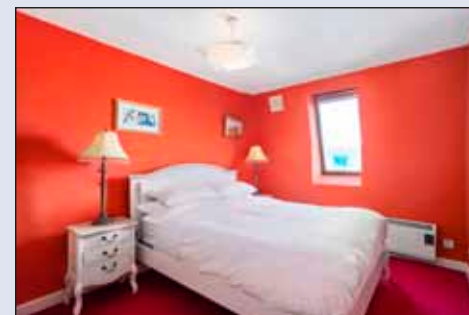
You won't be short of things to do and see in this part of historical Dublin... Theatre, famous churches and cathedral's, Dublin's oldest pub (amongst many others), museums, the Liberty Market, Teelings Whiskey & Guinness distilleries, Antique shops, Dublinia and Tours. Not to mention the plentiful eateries all within walking distance.

The accommodation briefly comprises; an entrance hall with funky w.c. Through to the spacious open plan living, dining room and kitchen area with wooden flooring, dance floor-like space and high gloss kitchen units. There is a balcony just off the dining area.

Upstairs there is a large landing off which there are two double bedrooms and an impressive Villeroy & Boch Bathroom, hotpress and a laundry room.



FLOOR PLANS
(Not to Scale)



Accommodation

Hallway	2m x 4.09m	Walnut floored hallway.
W.C.	1.1m x 1.42m	Funky WC with w.h.b. & w.c.
Living/ Dining/Kitchen	6.06m x 5.92m	Large open plan living/dining/kitchen with wooden floors, balcony and red & cream high gloss kitchen units.
Upstairs		
Landing	2.96m x 2m	Spacious upstairs landing with alternative door into top floor.
Bedroom 2	3.83m x 2.86m	Large spacious double bedroom with unusual velux window feature.
Bedroom 1	3.83m x 4.11m	Exceptionally large double bedroom with funky wallpaper and unusual velux window feature.
Utility & Storage	1.26m 1.23m	Spacious utility and storage.
Bathroom	2.24m x 1.68m	With Villeroy & Boch fittings, pearl effect tiles and inset storage and lighting.

Floor Area Approx. 90.2 sq. m.