



BER B2

9 Hanover Quarter,
Grand Canal Dock,
Dublin 2

owenreilly

For Sale By Private Treaty



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DESCRIPTION

Owen Reilly presents this absolutely stunning, show-house standard two bedroom boasting a very spacious interior and a south facing aspect. Number 9 is located on the 1st floor of the upmarket Hanover Quay development, features include a very stylish Arena kitchen, high ceilings, gas fired under-floor heating, designated parking space and ample storage. Hugely sought after location in the heart of the fashionable Grand Canal Dock neighbourhood adjacent to the Marker Hotel and the Grand Canal Theatre with an abundance of social and sporting amenities on the doorstep. The generous accommodation comprises an entrance hallway with storage closet, open plan living/dining room with floor to ceiling windows, new Arena kitchen with high spec appliances, utility room, two large double bedrooms, master en-suite and main bathroom. Secure bicycle storage room at basement level.

LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts.

The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google, Facebook and McCann Fitzgerald.

SPECIAL FEATURES

- Show-house condition
- South facing balcony
- Two large double bedrooms
- In the heart of Grand Canal Dock
- Gas fired underfloor heating system
- Designated underground secure parking space
- Convenient to the city centre

FLOOR AREA: 92 Sq. M.

BER: B2

NEGOTIATORS

Viewing by appointment only with Owen Reilly and Steven Quinn



ACCOMMODATION

Entrance Hallway (5.44m x 1.02m)

Inviting entrance hallway with a solid oak floor, storage closet and video intercom.

Living/ dining room (7.95m x 3.73m)

Bright spacious room featuring access to a south facing terrace and solid oak floor throughout.

Storage (2.3m x 1.02m)

Timber floor and built in shelves.

Kitchen (3.86m x 2.11m)

Bespoke Arena designed kitchen with white gloss fitted units. High quality Miele integrated appliances to include induction hob, oven and hood, fridge and freezer and a Fisher Paykel dishwasher.

Master bedroom (4.55m x 3.72m)

Spacious double bedroom with an integrated high quality Sliderobes and en-suite.

En-suite (2.29m x 1.46m)

Stylish en-suite featuring a whb, wc, shower cubicle and a fully tiled wall and floor.

Bedroom (3.87m x 2.92m)

Double bedroom featuring built in Sliderobes.

Bathroom (2.3m x 1.73m)

Stylish bathroom featuring a white three piece suite and a fully tiled floor.



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