

For Sale by Private Treaty



13 The Hibernian, The Gasworks, Barrow Street, Dublin 4, D04 C5X9

Superbly presented one bedroom 1st floor apartment located in this prestigious development with secure parking space.

548 sq.ft /50.8 sq.m

Asking Price: €360,000



BER No. 109203547
EPI: 148.55 kWh/m²/yr

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Description

Lansdowne Partnership is delighted to introduce 13 The Hibernian to the market. A superbly presented first floor, one-bedroom apartment enjoying bright and spacious accommodation throughout extending to approximately 50.8sq.m/548sq.ft. Located within this well renowned and meticulously maintained development in the heart of Dublin 4. The apartment presents a wonderful opportunity for investors or those seeking a new home.

Accommodation briefly comprises of an entrance hall with large storage cupboard/utility room off, open plan living/dining room with floor to ceiling windows and access to the balcony, the kitchen is fully fitted with integrated appliances. Very spacious double bedroom with floor to ceiling windows and built in wardrobes, a spacious tiled bathroom completes the layout. This apartment also benefits from a secure designated parking space behind electric gates and most appealing landscaped grounds.

This property will appeal to both investors and owner occupiers.

Location and Amenities

This is a hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most vibrant city districts. The area boasts a host of amenities to include cafes, restaurants, bistros, city bikes, 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 3.08m x 1.03m + 3.06m x 1.00m (10'10" x 3'3" + 10'3" x 3'2")

Timber floor, Alarm panel, hotpress, utility/storage room, video intercom system.

Living/Dining 3.60m x 6.06m (11'8" x 19'8")

Timber floor, t.v. point, door to balcony.

Kitchen 1.74m x 3.15m (5'7" x 10'3")

Tiled floor, range of built-in units, polished marble worktop, stainless steel sink unit, four ring halogen hob, extractor fan over, oven, integrated fridge/freezer, dishwasher.

Bedroom 4.60m x 2.16m (15' x 7')

Built-in wardrobes, timber floor, tv and phone points, door to

Bathroom 2.30m x 1.94m (7'5" x 6'3")

Bath with shower attachment over, w.c., pedestal wash hand basin, mirror, recessed lighting, partly tiled walls, tiled floor, extractor fan.

Walk-in Store Room/Utility room 0.87m x 1.98m (2'8" x 6'4")

Tiled floor, washing machine.

Hot Press 1.00m x 1.19m (3'2" x 3'9")

Shelving.



Property Features

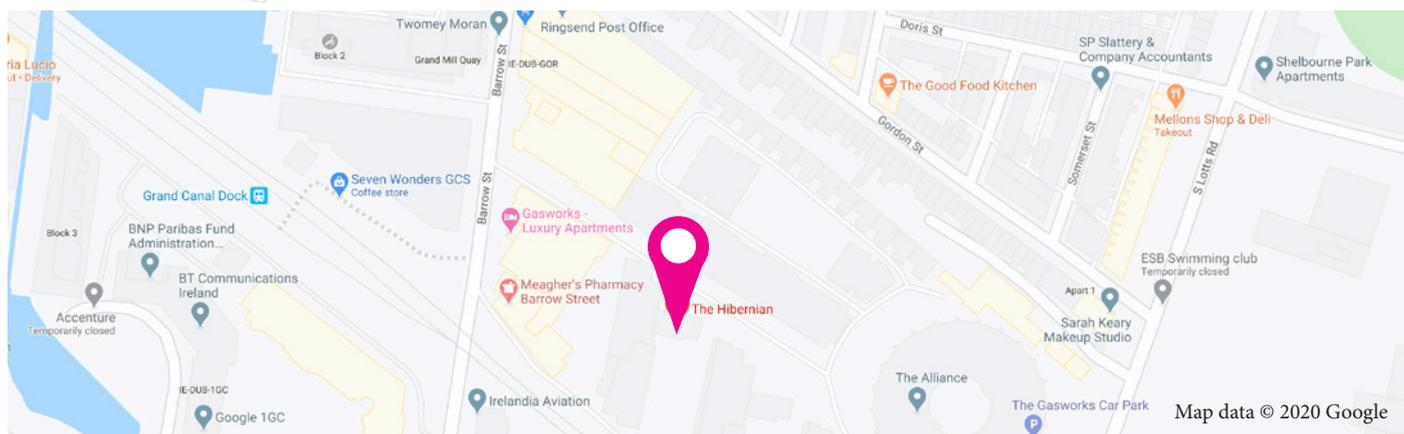
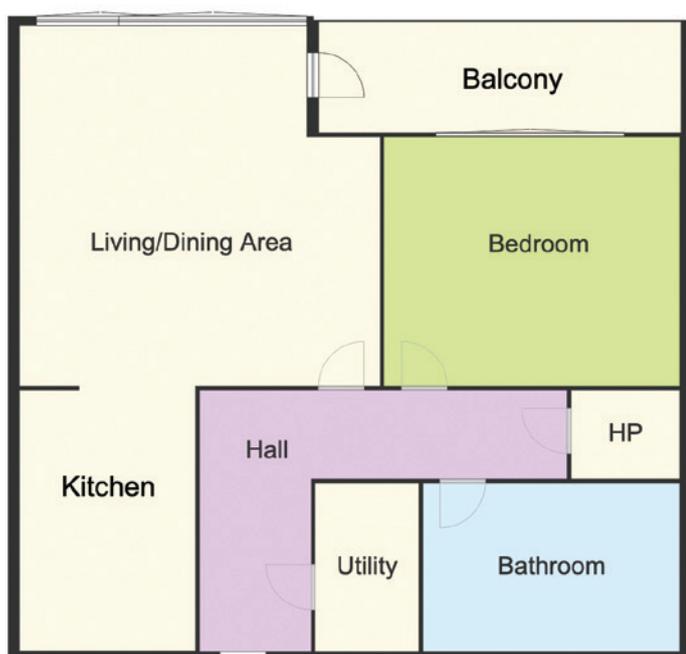
- Superbly presented one bedroom, first floor apartment
- Most appealing prestigious development
- Ideally located in the heart of Grand Canal Dock
- DART at Grand Canal Dock provides easy access to the rest of the city
- Gas Central Heating
- Secure designated parking space
- Extending to c.50.8sq.m/548sq.ft.
- Excellent investment opportunity
- No rent cap as owner occupied



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. Continue straight onto Grand Canal Street Upper and turn right onto Barrow Street, The Gasworks is located on the right hand side and the Hibernian block is the first block on the right hand side.

Management Company:

RF Property Management

Service Charge:

c.€1600.00 per annum

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

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