



41 The Dock Mill, Barrow Street, Grand Canal, Dublin 2.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C2

For Sale by Private Treaty

Hunters Estate Agent is proud to present to the market, this most charming two bedroom third floor apartment. No. 41 The Dock Mill is finished to a very high standard and extends to approx. 66m² / 713 sq.ft. This conveniently located apartment includes two bedrooms with master ensuite, living/dining room and kitchen area. There is also a balcony overlooking the communal gardens below and one underground car parking space is included.

The Dock Mills is situated in a highly sought after location adjacent to Google HQ, Grand Canal DART Station and the Board Gais Energy Theatre. This lovely development is also only minutes walk from Ballsbridge, Ringsend, the City Centre and Grand Canal Dock and all the amenities they have to offer. Neighbourhood shopping along Barrow Street include a pharmacy and SPAR. Numerous bars, restaurants and eateries are also close by. Easy access is also available to the East Link toll bridge and there are many bus and rail transportation options on your doorstep.

Viewing is highly recommended.

SPECIAL FEATURES

- » Impressive two bedroom third floor apartment.
- » Finished to very high standard.
- » Solid wood flooring.
- » Electric storage heating.
- » Approx. 66m² / 713 sq.ft.
- » Balcony overlooking communal gardens.
- » One underground car parking space.
- » Lift service to all floors.
- » Adjacent to Google HQ and only a short stroll to the City Centre, IFSC, Ballsbridge and Ringsend.
- » Easy access to numerous transport services including Grand Canal DART station, bus services and East Link bridge.



Location

ACCOMMODATION

ENTRANCE HALL

1.64m x 3.10m (5'4" x 10'2")

Spacious entrance hallway with laminate floor, intercom and hotpress.

BATHROOM

2.03m x 1.70m (6'7" x 5'6")

Fully tiled bathroom with white suite and incorporating w.c., wash hand basin and bath with shower fixture.

BEDROOM 1

3.68m x 4.68m (12'1" x 15'4")

Lovely bright master bedroom with carpet floor, fitted wardrobe and ensuite.

ENSUITE

1.26m x 1.98m (4'1" x 6'5")

Fully tiled with wash hand basin, w.c. and shower unit.

BEDROOM 2

2.97m x 2.66m (9'7" x 8'7")

Double bedroom with carpet floor and fitted wardrobe.

LIVING/DINING AREA

6.19m x 4.24m (20'3" x 13'9")

Attractive and bright area with laminate floor, storage cupboard and door to:-

BALCONY

3.65m x 1.19m (12'0" x 3'9")

South facing balcony overlooking landscaped common area and ideal for al fresco dining.

KITCHEN

2.3m x 2.28m (7'6" x 7'5")

Fully fitted kitchen offering an array of wall and base units, integrated oven, hob, extractor fan, slimline dishwasher, integrated fridge freezer and washer/dryer. Tiled floor and splashback.



MANAGEMENT COMPANY

O'Dwyer Property Management
Silverstone House.
Ballymoss Road.
Sandyford.
Dublin 18.
Tel: 01 660 3822 Email: enquiries@odpm.ie

Service Charges: €2,100 per annum

BER DETAILS

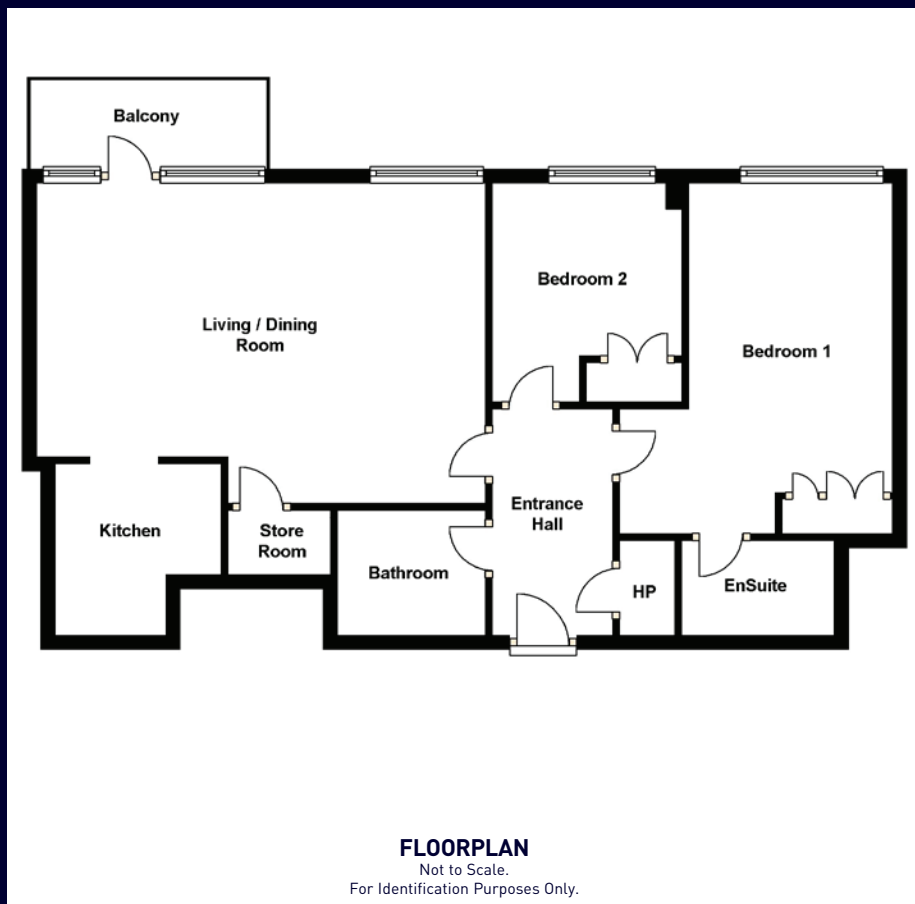
BER Rating: C2
BER Number: 105430417
Energy Performance Indicator:
188.31 kWh/m²/yr

DIRECTIONS

Travelling out of the city along Grand Canal
Sreet Upper, turn left on to Barrow Street.
Travel under the railway bridge and The Dock
Mill is situated on the left hand side opposite
Spar convenience store.

VIEWING

Strictly by prior appointment only with sole
selling agents, Hunters Estate Agent, City
Centre on 01 668 0008 or
[email info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



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Terms and Conditions

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4 Castle Street, Dalkey, Co. Dublin

PSRA Licence no: 001631

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