



40 Shelbourne Village

Ringsend Road, Dublin 4 D04 XF10

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Estates



For Sale by Private Treaty

A choice own door apartment set out in a prime city centre location just a few minutes walk from Grand Canal Dock. This ground floor end of terrace two-bedroom apartment is presented in excellent condition throughout having been recently entirely refurbished and upgraded by its current owner with a fresh modern theme.

The bright and stylish accommodation briefly comprises entrance porch, large living room/dining room, modern fitted kitchen, 2 double bedrooms and main bathroom. The apartment also comes with secure residents communal parking.

Shelbourne Village is a prime gated development situated just 200m from Grand Canal Dock and Basin and enjoys an excellent choice of amenities in the immediate vicinity including a range of the very best cafes and restaurants, there are local convenience shops as well as the Bord Gais Theatre and the National Convention Centre all being within walking distance. The area is well serviced by local bus routes and the DART, while the Aviva stadium and RDS are also nearby. The property is within walking distance of a large number the world's largest companies including Google and Facebook, Top Legal & Financial Firms and is close to the prime business areas of Grand Canal Dock, the City Centre and the IFSC. The Aviva Stadium and the 3Arena are also nearby as is the DART with north and south city access and Dublin Airport is easily accessible with access through the Port Tunnel in 20 minutes. There is also a Dublin Bikes Station close by affording residents a quick and easy commute to all city locations. This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge.

Viewing is highly recommended.

Features

- Bright, spacious accommodation c. 61 Sq. M, (657 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Recently refurbished entirely and upgraded throughout
- Fitted blinds and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer and washing machine are included in the sale
- Newly fitted customised modern kitchen and worktops
- Shower room with feature window to side, and quality sanitary ware and ceramic tiling on floors and walls
- Wired for Burglar Alarm System
- Double Glazed windows
- Secure residents parking
- Very well maintained grounds in complex with feature communal area in centre

- Own door front door, and also end of terrace giving a private townhouse style feeling
- Highly coveted location close to the Grand Canal Dock and IFSC district, close to DART and easy access to the Port Tunnel
- Ideal opportunity for owner occupiers and investors alike due to the strong rental potential and location in one of Dublin's most popular upmarket suburbs.

Accommodation•

Own Hall Door Entrance:

Open Plan Living/Dining Room: 6.22m x 4.74m, with feature fireplace, timber flooring, large window overlooking front terrace area, tv point

Kitchen: 2.01m x 1.81m, with an extensive range of built-in units and worktops, stainless steel sink unit, Hoover oven and hob, Faber stainless steel extractor fan, Hoover washing machine, fridge/freezer

Bedroom 1: 4.10m x 2.32m, with window overlooking rear, timber flooring, built-in wardrobe

Bedroom 2: 3.56m x 2.27m, with window overlooking rear, timber flooring

Bathroom: newly tiled throughout with window to side and white suite comprising corner shower, wash hand basin, wc with concealed cistern, heated towel rail, ceramic tiled floor, ceramic tiled walls
Hotpress off hallway



Viewing: By prior appointment

BER: D1

BER Number: Ber No. 112549837

Energy Performance Indicator: 258.57 kWh/m²/yr

BER D1



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