



For Sale By Private Treaty

Asking Price: €320,000



Apartment 155 Bachelors Walk
Dublin 1

BER C2

The Bachelors Walk development is located along the north bank of the Liffey in the heart of the City and just a few minutes' walk from O'Connell Street, Temple Bar and the Italian Quarter.

The property is located in a unique location overlooking the River Liffey at O'Connell Street. Public transport including LUAS is literally on the doorstep. The area is bustling with activity associated with shopping and business, restaurants, cafes, third level universities and colleges and the unique amenity of the River Liffey.

155 Bachelors Walk is a most bright and airy two double bedroomed apartment located on the third floor of this very attractive gated complex. The tranquil setting overlooking the River Liffey, belies the fact that one is located in the heart of the City, a stone's throw from the major shopping areas and financial districts like Henry Street, Grafton Street and the Irish Financial Services Centre. The fine apartment is presented in turnkey condition and is an ideal home for modern versatile living and would be very suitable for first time buyers, people wishing to trade down, investors or for somebody who simply wants a city centre base. The generously proportioned accommodation of circa 600 sq.ft briefly comprises entrance hall, storage cupboard, open plan living/dining room, separate kitchen, two double bedrooms and main bathroom.

Features:

- Unique city centre location on River Liffey
- City Centre living with tranquil setting
- In turnkey condition
- High Quality double glazed windows.
- Designated underground parking
- Expansive landscaped gardens
- LUAS line on the doorstep



Living Room

Kitchen



Dining Room

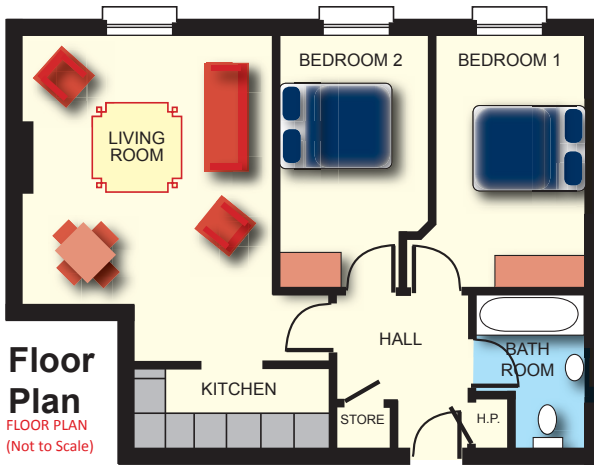




Bedroom 2



Bedroom 2



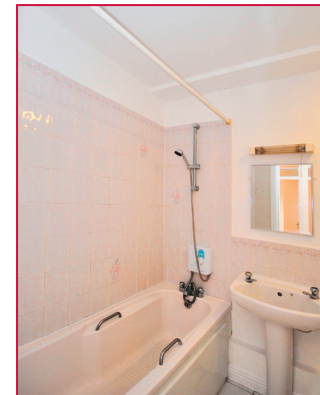
Entrance Hall



Kitchen



Bathroom



Bedroom 1

Accommodation:

Entrance Hall: 2.24m x 1.96m
With a timber floor, hot press & store.

Living/Dining Room: 5.05m x 4.12m
A bright room over looking O'Connell Bridge and the River Liffey with a timber floor and a fireplace surround.

Kitchen: 3.15m x 1.25m
A well equipped kitchen with wall /floor units and a tiled floor.

Bedroom 1: 4.10m x 2.30m
A double bedroom with a built in wardrobe.

Bedroom 2: 4.10m x 2.30m
A double bedroom with a built in wardrobe.

Bathroom: 2.24m x 1.77m
With wall/floor tiling, a bath/shower, w.h.b. & w.c.

Floor Area: Approx. 55.43 m² (596 ft²)

Outside:
There are two beautiful courtyards to the rear of the building with manicured lawns and diverse planting, a true oasis of calm. There is one designated under ground car parking space.

Viewings: Strictly by appointment with the sole agent.

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Negotiator: Geraldine Keary



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