

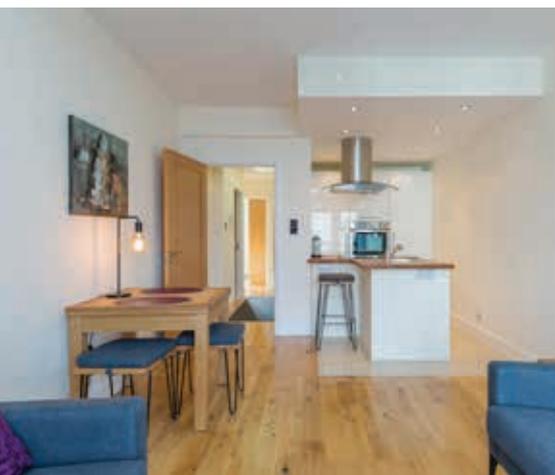


BER D1

227 The Waterside, Charlotte Quay,
Grand Canal Dock, Dublin 4.

owenreilly

For Sale By Private Treaty



227 The Waterside, Charlotte Quay, Grand Canal Dock, Dublin 4

DESCRIPTION

Owen Reilly presents this turn-key, two bedroom apartment situated on the third floor with stunning views overlooking Grand Canal Dock and a prime Dublin 4 postcode. Number 227 will appeal to owner occupiers, investors and those seeking an unrivalled location in the city. Set in this popular development, the grounds and common areas have recently been upgraded to a very high standard. The apartment is bright, presented in excellent condition with stylish kitchen and bathroom finishes and benefits from waterside views off the living room. The interior briefly comprises entrance hallway, spacious living/dining room with Juliette balcony, fully equipped kitchen, two bedrooms and a bathroom. A car parking space is also available. Viewing here is highly recommended.

LOCATION

This is a vibrant location on the doorstep of the city centre with an abundance of cafés, restaurants and bars on offer. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is a five minute walk away. Some of Dublin's finest entertainment attractions are all within walking distance including The Bord Gais Energy Theatre, the Aviva stadium and the

Convention Centre Dublin. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance.

SPECIAL FEATURES

- Waterside views
- Superb location
- Electric heating
- Fully fitted kitchen
- Secure car parking space
- Minutes' walk to the DART at Grand Canal
- Host of amenities on the door step

FLOOR AREA: 54 Sq. M.

BER: D1

NEGOTIATORS

Viewing by appointment only with Owen Reilly & Angela Mc Cabe



ACCOMMODATION

Entrance Hall (3.6m x 1.11m)

Wood flooring, access to large storage cupboard.

Kitchen/ Living Room (6.90m x 3.33m)

Part tiled floor featuring an island with a range of units and additional wall and floor units to include integrated oven, integrated hob, extractor fan and fridge/freezer in the kitchen. The living room is bright with door opening to Juliette balcony overlooking the water and wood flooring.

Bedroom 1 (4.18m x 2.60m)

South facing double bedroom, wood flooring and shutter blinds.

Bedroom 2 (3.02m x 2.67m)

South facing bedroom, wood flooring with built-in mirror wardrobes and shutter blinds.

Bathroom (2.2m x 1.90m)

Wall and floor tiled, shower, w/c and whb with fitted unit and mirror.



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