

For Sale by Private Treaty



115 Fisherman's Wharf, Ringsend, Dublin 4, D04 XT97

Bright and well-proportioned 2 bedroom duplex apartment, situated in this ideally located development.

614 sq.ft / 57 sq.m

Asking Price: €295,000



BER No. 112958186
EPI: 356.94 kWh/m²/yr

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Description

Lansdowne Partnership is delighted to bring 115 Fisherman's Wharf to the market. A bright and well proportioned, two-bedroom duplex apartment extending to approximately 57sq.m/614sq.ft. now requiring renovation throughout. The property is further enhanced by a sunny southerly aspect. Accommodation briefly comprises of an entrance hall, open plan living/dining/kitchen and balcony. Upstairs there are two bedrooms and a bathroom. The apartment also benefits from parking.

This property will appeal to both investors and owner occupiers alike.

Location and Amenities

Fisherman's Wharf is a very well established, ideally located development in Ringsend. The apartment is within easy reach of an abundance of amenities including a selection of specialist shops, restaurants bars and cafes. Barrow Street, with Grand Canal Dock DART station is a short walk away and numerous bus routes. The area is home to many global employers including Google, Facebook and many of the country's top legal firms. The city centre is easily accessible with all it has to offer.

Various recreational amenities are on your doorstep including Ringsend Park, Sandymount Strand and a selection of sporting and entertainment venues including the Aviva, 3Arena and Bord Gáis theatres to name but a few.

Viewing is highly recommended.

Accommodation

Entrance Hall 1.29m x 1.11m (4'2" x 3'6")

Intercom handset.

Living/Dining 5.29m x 3.12m (17'3" x 10'2")

Laminate floor, open fire with brick and tiled surround, timber mantle, wall lighting, ceiling coving, t.v. point. Door to balcony.

Kitchen

Range of built-in units, worktop, tiled splashback, stainless steel sink unit, four ring halogen hob, extractor fan over, oven, fridge freezer, washing machine, tiled floor.

Staircase to first floor

Bedroom 1 4.75m x 2.24m (15'5" x 7'3")

Built-in wardrobe.

Bedroom 2 4.75m x 2.09m (15'5" x 6'8")

Built-in wardrobe.

Bathroom 1.8m x 1.73m (5'9" x 5'6")

Bath with shower attachment over, w.c., pedestal wash hand basin, light over, partly tiled walls, tiled floor, extractor fan. Hatch to attic.



Property Features

- Bright and well-proportioned two bedroom, duplex apartment
- Ideally located in the heart of Ringsend and within a short walk of the city centre
- Excellent transport links including several bus routes, DART, East link and Port Tunnel
- Electric Heating
- Parking for one car
- Extending to c.57sq.m/614sq.ft.



Floor Plans

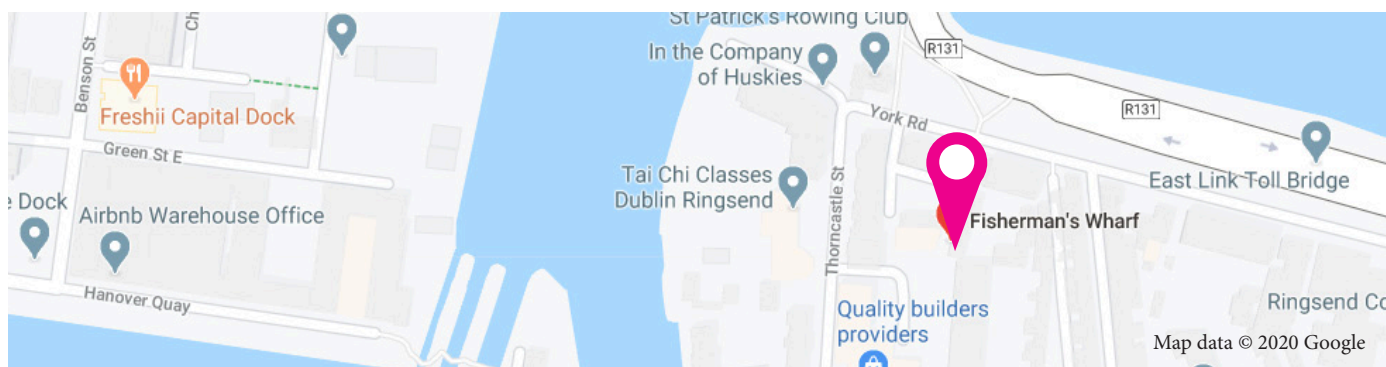
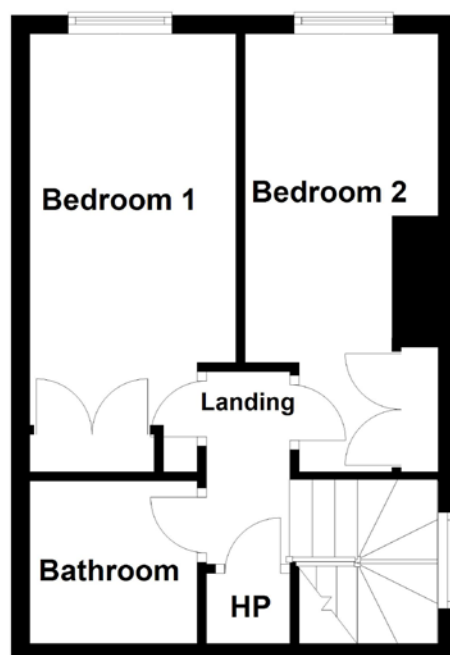
Not to scale.

For illustration purposes only

Ground Floor



First Floor



Directions

Driving through Ringsend Village from Sandymount towards the city centre, take a right hand turn at St. Patrick's Church which is located on the right, onto Thorncastle Street. Fisherman's Wharf is located at the end of the road on the right.

Management Company:

Smith Property Management

Service Charge:

c.€1,611 per annum

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

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