

# owenreilly

FOR SALE BY PRIVATE TREATY



**36 THE WAREHOUSE, CLANBRASSIL TERRACE, DUBLIN 8.**

BER C1

## SUMMARY

Owen Reilly present this amazing penthouse boasting a very spacious (185 sq. m.) and light-filled interior which is presented in turn-key condition with great style and flair. This is the epitome of penthouse living with generous rooms, 3m high ceilings, stunning views and an extremely large terrace enjoying privacy. This unique space is laid out over two floors comprising a large, south facing living room, sitting room, open plan dining/kitchen with pantry, two double bedrooms with master en-suite and a bathroom. The Warehouse is a unique development by Dublin standards, and very sought after with its own on site caretaker. Converted from a former clothing factory, it comprises 41 exceptional homes.

## LOCATION

Blackpitts is a hip location near the city centre with a host of amenities on the doorstep. Camden Street with its cool bars, cafés, restaurants, wine bars and antique shops is five minutes' away as is St. Patrick's Cathedral, Christchurch, St. Stephen's Green and Grafton Street. Popular local spots include Bastible and the Fumbally café. Excellent transport links with the LUAS close by.

## SPECIAL FEATURES

- Alarm
- An elegant home in show-house condition
- Caretaker on site
- Central location 15 minutes from St Stephen's Green
- Designated car parking space
- Excellent location with host of amenities nearby
- Exceptionally spacious and light filled accommodation
- Exclusive gated development
- High ceilings throughout
- High spec kitchen with granite worktops and Neff appliances
- Huge roof terrace enjoying privacy





## ACCOMMODATION

### Entrance on 3rd Floor

#### Reception 2 (5.94m x 5.43m)

Spacious room with built-in oak shelving with extensive storage space for library and built-in desk. Solid parquet flooring.

#### Kitchen/dining room (5.56m x 7.86m)

Open plan space with ample wall and floor mounted units, breakfast bar, gas hob, griddle and oven, stainless steel extractor fan, granite worktop, integrated dishwasher and fridge, stainless steel splash-back and solid parquet floor. Floating stairs to upper level.

#### Pantry (1.59m x 1.31m)

Gas boiler, freezer and shelving.

#### Bedroom 2 (4.32m x 4.42m)

Spacious and light-filled with wall to wall built-in wardrobes, parquet floor and door to balcony.

#### Bathroom (3.1m x 2.74m)

Three piece white suite, built-in mirror, heated towel rail, washer/dryer in linen closet and fully tiled wall and floor.

### Upper floor/4th floor

#### Living room (6m x 8m)

Stunning space with amazing views towards the Dublin Mountains and enjoying a south facing aspect. Door to terrace, down-lighters and solid parquet floor.

#### Master bedroom (3.88m x 7.86m)

to include the en-suite.

Spacious and light-filled with door to terrace, parquet flooring and built-in wardrobes.

#### En-suite

White three piece suite, heated towel rail and tiled floor.

#### Terrace

Unique space approximately 80 sq. m. of outdoor space with exceptional views towards the Dublin Mountains. Very private with a large deck and benefiting from a south facing aspect.



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## VIEWING

By appointment

## NEGOTIATORS

Owen Reilly &  
Eleanor Bourke

## FLOOR AREA

c. 185 Sq. M

## BER

C1



## Everything we touch turns to...

### ALL ENQUIRIES

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