

For Sale by Private Treaty
Gross Internal Area: c. 100m²
BER Rating: D1 (number: 107632143)



No. 4 Bank House, 14 - 17 Cornmarket, Dublin 8



Paul Tobin Estates are proud to present to the market this exceptionally spacious two bedroom apartment situated above the landmark “Farrow & Ball” shop. This 18th Century building is located in the heart of Dublin City’s South side beside medieval Christchurch and Thomas Street.

Converted from a former Bank and manager’s residence, the building's ornate period character is enhanced by clean cut contemporary additions and dates back to the Georgian Era. Extensive refurbishment, restoration and conversion of this protected building took place in 2005 by Purcell Construction, which was welcomed by the Irish Georgian Society. This included restoration of the sliding sash windows.

The apartment itself has just been completely redecorated and styled for the market with some beautiful additions to include chandelier light fittings and elegant finishing touches. The apartment is abundant in character with features such as original sash windows with shutters, fireplaces, coving and ceiling roses. On entering the property there is an entrance lobby with a small staircase leading to the hallway area. The impressive reception room boasts three large feature windows which attract brilliant light into the room. The contemporary painted fitted kitchen is open plan and has a tiled floor and island / breakfast bar. The vast light filled master bedroom boasts a large feature window / doors with Ivory Venetian blinds leading to a private balcony, fitted wardrobes and an ensuite shower room with modern fittings. The second bedroom benefits from wooden flooring, fireplace with ornate surround, fitted wardrobe and a feature sash window.

The property is central to the following landmarks; Christchurch Cathedral, St. Patricks Cathedral, the Olympia Theatre, the Guinness Storehouse, Trinity College, the Phoenix Park and the World famous Chester Beatty Library located in the grounds of Dublin Castle. St. James Hospital, one of the areas largest employers is also within close proximity. Just over the River are the Four Courts and slightly further afield the M50 / N4 road networks can be easily accessed. There are an abundance of local amenities within walking distance including Grafton Street, St. Stephen's Green and O'Connell Street shopping area. The Green and Red Luas lines are both just a few minutes walk away. The area is served by Dublin Bus and Hueston & Connolly DART stations are also a short walk away. The buzz of Temple Bar is only a few minutes walk along Dame Street.





Whether you are looking for a sought after City address in a convenient, vibrant location steeped in history or a lucrative investment property then 4 Bank House certainly ticks all the boxes.

Gross Internal Area: c.100m²

Entrance lobby - Front door, carpet, ceiling rose, light fitting, stairs down to:

Hallway (3.20 x 1.42) – Carpet, skirting, ceiling rose, chandelier

Reception room (6.70 x 5.45) – Skirting, coving, carpet, ceiling rose, chandelier, 3 large sash windows, fireplace

Kitchen area – Painted Shaker style units, island, integrated oven & electric hob, extractor, fridge, sink & drainer, tiled floor, centre light piece, gas boiler

Master bedroom (5.30 x 4.75) – Carpet, coving, ceiling rose, chandelier, skirting, fitted wardrobe, 2 large windows with Ivory Venetian blinds, door leading to private balcony. This is an exceptionally large room with king size luxury bed

Ensuite (2.75 x 1.60) – Window, tiled floor, corner shower unit, basin, WC

Balcony (2.90 x 1.75) – Private balcony with decking and table & chairs

Second bedroom / Study (4.11 x 2.00) – Wooden flooring, fireplace, ceiling rose, chandelier, large sash window, fitted wardrobe, day bed

Bathroom (2.86 x 1.92) – Tiled floor, bath, basin, WC, window

Hotpress

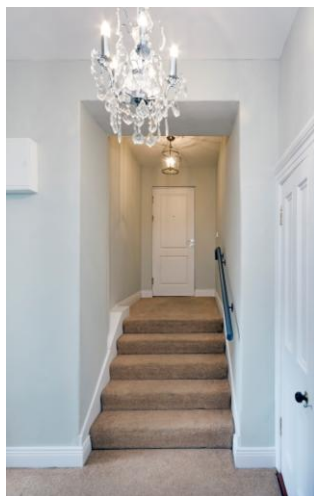
Services: Gas fired central heating, lift service, intercom door entry system.

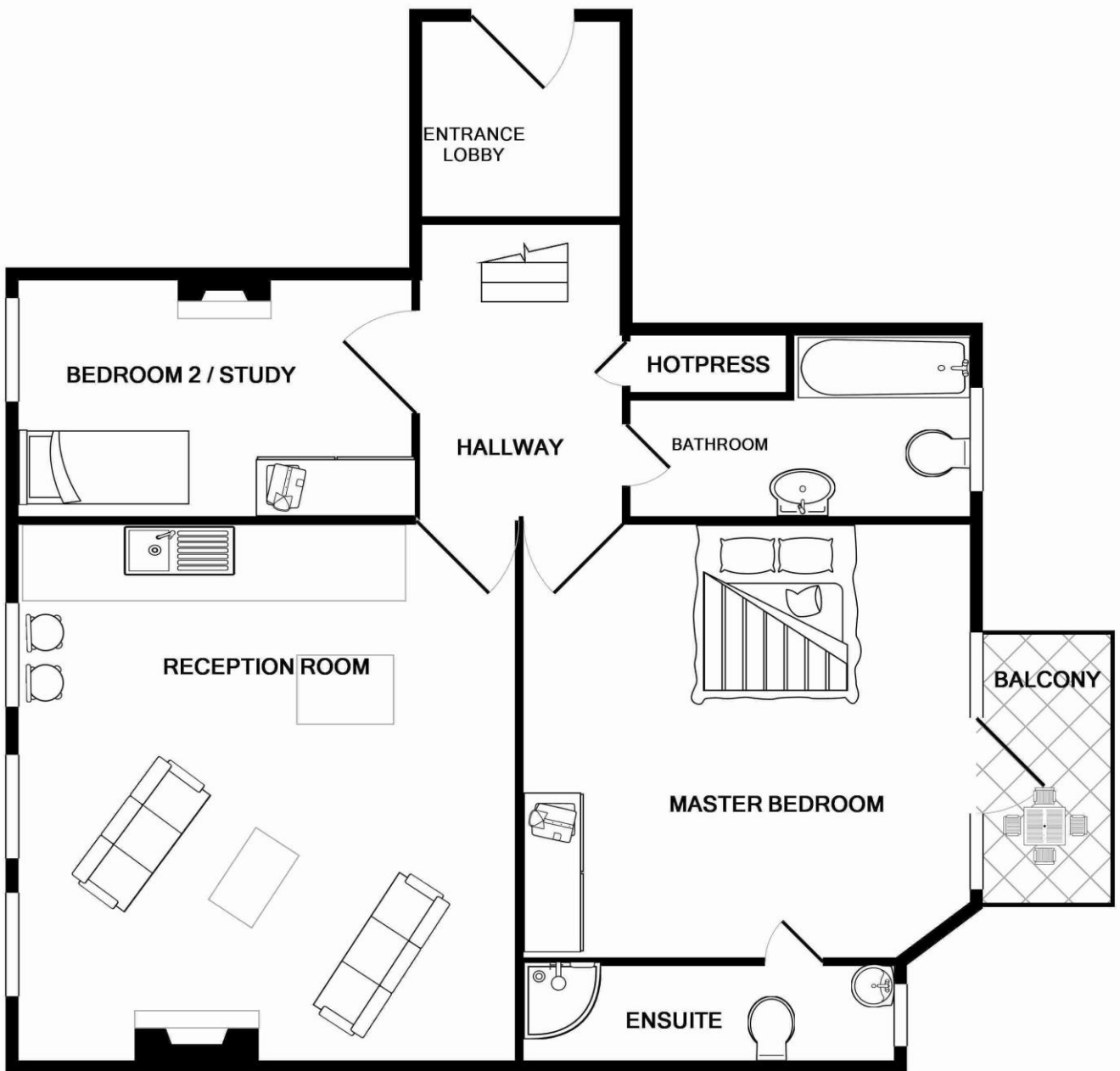
Service Charges: €3600 per annum.

BER Rating: D1

BER Number: 107632143

To arrange a viewing contact the Sole Selling Agent directly; Paul Tobin 086 827 1556 or email paul@paultobin.ie





"Selling your property is all about generating anticipation, excitement and interest."

Paul Tobin Estates MIPAV MCEI
 Supervalu Centre, Blanchardstown Village, Dublin 15
M: 086 827 1556 E: paul@paultobin.ie
Licence Number: 002636

Whist every attempt has been made to ensure the accuracy of the floor plans and information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plans are for illustrative purposes only and should be used as such by any prospective purchaser or tenant. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained herein as to the property is to be relied on as a statement or representation of fact. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.