

# 116 THE BERKELEY, PEMBROKE SQUARE, Grand Canal Street Upper, Dublin 4, D04 FK75



## Two Bedroom Apartment



Superb two-bedroom Cosgrave built apartment on the first floor in modern development in great city location within walking distance of St. Stephen's Green & Grafton Street





## THE PROPERTY

- Charming two-bedroom apartment on the second floor of the highly sought-after Cosgrave-built development, Pembroke Square. Positioned conveniently at the junction of Grand Canal Street Upper and Barrow Street, this residence offers easy access to various amenities.
- Spanning approximately 63 sq.m (678 sq.ft), the apartment comprises an entrance hallway, kitchen, inviting living/dining area leading to a balcony with picturesque garden views, two double bedrooms (master with ensuite), and a bathroom.
- No. 116 Pembroke Square enjoys a prime location, minutes away from Ballsbridge and Merrion Square, ensuring proximity to all city centre conveniences. Its urban setting provides access to theatres, shops, gyms, cafes, bars, and restaurants.
- Transport options are abundant with nearby bus, DART, train, and Dublin Bike Scheme connections, as well as proximity to Grand Canal DART Station and Google's European headquarters.

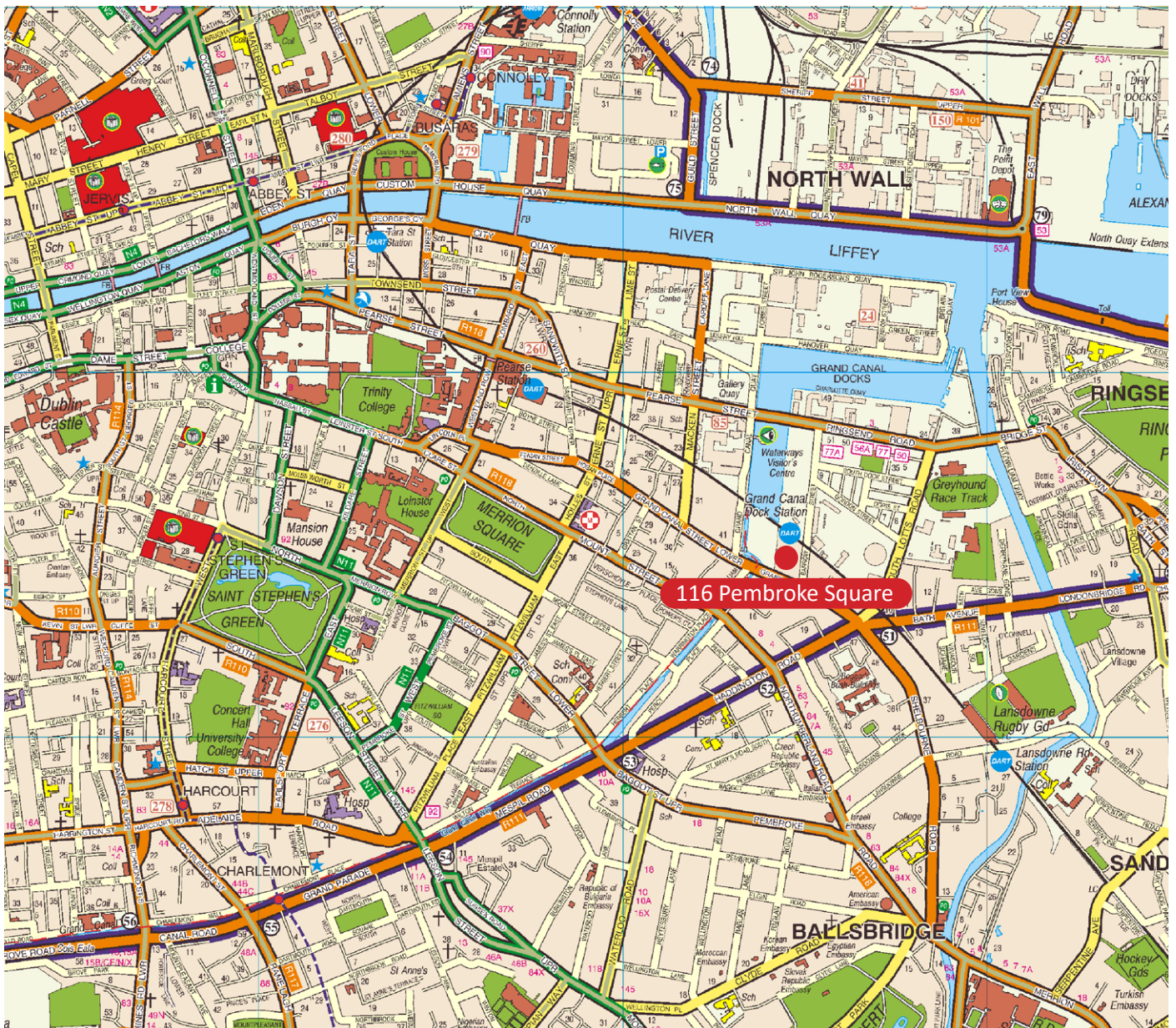




## FEATURES

- Excellent Dublin 4 locale
- Two allocated parking spots
- Adjacent to Grand Canal DART station
- Constructed by Cosgrave Developments
- Balcony with views of landscaped courtyard
- Conveniently close to all Ballsbridge and City Centre amenities
- Suitable for both residents and investors





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### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER C3

BER No. 113213953

Energy Performance Indicator: 204.77 kWh/m<sup>2</sup>/yr

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