

FOR SALE

Two Bedroom Georgian Residence

Apt 9, 46 North Great George's Street, Dublin 1



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD



Location

North Great Georges Street is one of the most well preserved Georgian streets in the country. The property is just minutes from O'Connell Street, Dublin's main thoroughfare. The IFSC is less than 1km away with excellent employment prospects and a multitude of dining, leisure and shopping facilities. Dublin's central shopping district of Henry Street, The Ilac & Jervis Street Shopping Centres are only a short walk away. The Mater Hospital and Temple Street Children's Hospital are both within walking distance, as is Croke Park which is also located less than 1km away. The surrounding area is served well by public transport, with numerous Dublin Bus routes passing and stopping locally. Connolly Train station is 750m away as is the Red line LUAS.

Description

The subject property comprises a First Floor apartment overlooking North Great Georges Street. The property is contained in a fine Georgian building with a courtyard and parking to the rear. The property benefits from a secure parking space to the rear. The property enjoys period features such as large sash windows and 12 foot high ceilings. There is a fitted kitchen, tiled bathroom, electric storage heating intercom to the front door. The property has carpeted, timber and tiled floor coverings throughout along with TV and phone points. There is also a fire alarm. The accommodation is arranged as entrance hall, living room, kitchen/dining room, two bedrooms and a family bathroom.

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Price

We are instructed to seek offers in the region of €295,000

Building Energy Rating

D2 – BER No. 107645053

Viewing

By appointment only

Further Information

Darac O'Neill or Stephen Keeler

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Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	88	950
Total	88	950

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co., Ltd. 2015