

# owenreilly

FOR SALE BY PRIVATE TREATY



**20 HANOVER RIVERSIDE,  
GRAND CANAL DOCK,  
DUBLIN 2**

**BER B2**

A most impressive three bedroom duplex penthouse boasting a bright and spacious interior with generous outdoor space including a roof terrace with stunning views of the River Liffey and Dublin skyline. Situated in the heart of Grand Canal Dock on the 6th and 7th floors of the upmarket Hanover Quay development, this property is presented in immaculate condition and comes with two designated parking spaces. The accommodation briefly comprises a welcoming entrance hall at the lower level with storage closet, a contemporary, large kitchen/ dining room with a west facing terrace, three double bedrooms, master en-suite and main bathroom. On the upper level there is a light filled living room with floor to ceiling glazing to enjoy the surrounding city views and access to an attractive roof terrace with decking.



## LOCATION

Hugely sought after location in the heart of Grand Canal Dock, one of Dublin's most fashionable and vibrant city districts. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the renowned Marker Hotel and the iconic Grand Canal Theatre. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google, Facebook and McCann Fitzgerald.



## SPECIAL FEATURES

- Duplex penthouse with generous outdoor space
- Impressive water and skyline views
- Rooftop terrace
- Fashionable urban quarter
- Gas fired under-floor heating
- Three double bedrooms
- Two designated parking spaces
- DART and LUAS within ten minutes' walk
- Expected rental value €5,000 per month



## ACCOMMODATION

### **Entrance hall (2.34m x 1.89m)**

Welcoming, light-filled entrance hall, featuring attractive marble floor.

### **Kitchen (2.33m x 2.54m)**

Contemporary white gloss kitchen fully fitted with hob, hood, oven, microwave, fridge / freezer and dishwasher, featuring grey granite worktop, under unit lighting, stainless steel splashback and tiled floor.

### **Utility room (2.60m x 1.11m)**

Compact utility and storage room, plumbed with washing machine. Tiled floor.

### **Dining room (5.46m x 3.68m)**

Spacious dining room adjacent to kitchen, featuring timber floors and floor to ceiling glazing with access to 6th floor west-facing terrace.

### **Master bedroom (4.0m x 3.45m)**

Spacious west facing double bedroom with en-suite, fitted wardrobe and floor to ceiling glazing opening onto terrace.

### **En-suite (2.21m x 1.46m)**

Contemporary en-suite with large shower cubicle with rainfall shower, white WHB and WC, grey granite shelf, large wall mirror.

### **Bedroom 2 (4.09m x 2.59m)**

East facing double bedroom with white built in wardrobe, floor to ceiling glazing leading to private terrace.

### **Bedroom 3 (4.52m x 2.94m)**

East facing double bedroom with white built in wardrobe, floor to ceiling glazing leading to private terrace.

### **Bathroom (2.29m x 1.70m)**

Stylish bathroom, with white jacuzzi bath and rainfall shower, white wall-hung WHB and WC, tiled floor and large circular wall mirror.

### **Upstairs living room (6.34m x 5.19m)**

Light-filled living space with floor to ceiling glazing on all sides with access to a wraparound terrace with spacious outdoor dining area with views of the River Liffey and the Dublin skyline.



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## VIEWING

By appointment

## NEGOTIATORS

Owen Reilly & Maya Healy

## FLOOR AREAS

c. 125 Sq. M.

## BER DETAILS

B2



**Everything** we touch turns to...

ALL ENQUIRIES

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