



BER B2

45 The Clayton,
The Gasworks,
Dublin 4

owenreilly

For Sale By Private Treaty



45 The Clayton, The Gasworks, Dublin 4

DESCRIPTION

This is an attractive, dual aspect, two bedroom, two bathroom apartment with designated parking in a prime, Dublin 4 location next door to the Google Campus and Grand Canal Dart Station. Presented in excellent decorative condition the accommodation briefly comprises an entrance hall with hot-press, generous storage closet, utility closet, open plan living/dining room with access to a terrace, fully equipped kitchen, two double bedrooms with master en-suite and a bathroom. The location benefits from proximity to a range of prestigious employers and is renowned as an exceptionally strong rental market.

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 the Aviva Stadium, The Marker Hotel and the iconic Grand Canal Theatre to name but a few. St Stephen's green, Baggot St, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART at Grand Canal Dock provides easy access to the rest of the city. A number of major employers including

Google, Facebook and HSBC are also close by.

FEATURES

- Adjacent to Grand Canal Dock
- Ample storage
- Bright dual aspect interior
- Contemporary fully equipped kitchen
- Excellent location adjacent to DART station
- Exceptionally strong rental market
- Management fee €1800 per annum
- Secure underground car parking space
- South west facing balcony
- Spacious two bedroom dual aspect first floor apartment
- Stylish bathrooms

FLOOR AREA: 74 SQ. M.

BER: B2

NEGOTIATORS

Owen Reilly & Angela Mc Cabe



ACCOMMODATION

Entrance Hall (5.57m x 3.22m)

Welcoming hallway with a hot-press and generous storage closet.

Living/dining room (6.72m x 3.61m)

Spacious open plan living area with semi-solid timber flooring and floor to ceiling glazing leading to south-west facing terrace.

Kitchen (2.42m x 2.11m)

Contemporary, fully fitted kitchen featuring granite worktops, spotlights and integrated appliances to include oven, hob, extractor fan, fridge, freezer and dishwasher.

Utility room (2.17m x 0.86m)

Spacious utility closet fitted with washing machine.

Master Bedroom (4.14m x 2.69m)

Spacious double bedroom with built in wardrobes and an en-suite.

En-suite (2.04m x 1.41m)

Contemporary bathroom with WC, WHB and shower.

Bedroom 2 (4.05m x 2.42m)

Spacious double bedroom with fitted wardrobes.

Bathroom (2.31m x 1.89m)

Contemporary tiled bathroom with bath and pump shower.

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