



BER C3

44 New Row Place,  
New Row South,  
Christchurch,  
Dublin 8

owenreilly

For Sale By Private Treaty



## 44 New Row Place, New Row South, Christchurch, Dublin 8

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### DESCRIPTION

Stunning, recently renovated, two bedroom apartment situated on the first floor of this sought after development on New Row South in the trendy Blackpits district. The clever refurbishment included a new heating system, new kitchen with integrated appliances, two stylish bathrooms, new wardrobes, flooring and new decoration. Given this number 44 is presented in turn-key condition. The spacious interior comprises hall, generous living/kitchen space with a study that can be used as a guest bedroom, two double bedrooms, master en-suite and a bathroom.

### LOCATION

The Blackpits is a hip location on the doorstep of the city centre with a host of amenities on the doorstep. Camden Street with its cool bars, cafes, restaurants, wine bars and antique shops is five minutes away as is St. Patrick's Cathedral, Christchurch, St

Stephen's Green and Grafton Street. Popular local spots include Daniel and the Fumbally cafe. Excellent transport links with the LUAS close by.

### FEATURES

- Close to LUAS
- Light filled interior
- Luxury bathrooms
- Newly fitted kitchen
- Recently renovated to exacting standards
- Turn-key condition throughout

**FLOOR AREA:** 55 SQ. M.

**BER:** C3

### NEGOTIATOR

Owen Reilly & Eleanor Bourke



## ACCOMMODATION

### Reception hall (3.35m x .96m)

Inviting hallway with hotpress and timber flooring.

### Living area/ Kitchen (5.04m x 5.33m) Bay window (3.79m x .96m)

Light-filled and spacious with timber flooring, contemporary kitchen with Zanussi fridge/freezer, oven, hob & hood, dishwasher, washer/dryer, coving, spot lighting, new heaters and breakfast bar.

### Study (1.97m x 2.1m)

Timber flooring.

### Bedroom 1 (2.86m x 2.2m)

Double bedroom with timber flooring and built-in wardrobe.

### Bathroom (1.74m x 2.25m)

WC, WHB, shower cubicle with rainwater head, integrated mirror, fully tiled walls and floor.

### Bedroom 2 (4.47m x 3.84m)

Light-filled double with timber flooring.

### En-suite (1.14m x 1.97m)

WC, WHB, shower cubicle, mirror, spots, part tiled walls and floor.



# owenreilly

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