



BER D2

39 Smithfield Market,
Block B,
Smithfield,
Dublin 7.

owenreilly

For Sale By Private Treaty



39 Smithfield Market, Bock B, Smithfield, Dublin 7.

DESCRIPTION

Owen Reilly present this exceptionally spacious, light-filled, two bedroom apartment presented in turn-key condition with a designated underground parking. Positioned on the fourth floor in this modern, sought after development with an attractive outlook over Smithfield Square, the accommodation comprises entrance hall, light and spacious open plan living/dining with direct access to L-shaped balcony, contemporary fully fitted kitchen, two double bedrooms with master en-suite and a contemporary bathroom. There are two balconies one accessed from the living room and also from the master bedroom. Viewing is highly recommended.

LOCATION

Smithfield Market is located in this highly sought-after city location with an abundance of amenities including restaurants, cafés, bars, the Lighthouse cinema, Smithfield Plaza, The Phoenix Park, Grangegorman DIT campus and all the shopping facilities of Dublin city centre. Instant access to public transport with the LUAS red line on the doorstep as well as Dublin bus routes and Dublin bikes.

SPECIAL FEATURES

- 10 minute walk to the Phoenix Park
- Abundance of light and space
- Balcony with sunny aspect
- Bright dual aspect interior
- Designated underground parking space
- DublinBikes station on the doorstep
- Excellent transport facilities with the LUAS red line on the doorstep
- Presented in turn key condition
- Prime city location

FLOOR AREA: 83 Sq. M.

BER: D2

NEGOTIATORS:

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Entrance hallway (4.59m x 1.38m)

With video intercom, timber flooring and storage cupboard.

Living /Dining (4.62m x 6.60m)

Light-filled with dual aspect, floor to ceiling windows, door to attractive balcony, timber flooring.

Kitchen area

Open plan to living room with floor and wall mounted units, Neff electric oven, hob, extractor, integrated dishwasher, washer dryer, fridge/freezer and tiled floor.

Bedroom 1 (3.33m x 6.37m)

Spacious double bedroom with built-in wardrobe, timber floor and access to balcony.

En-suite (1.38m x 2.21m)

Contemporary with shower cubicle, WHB, WC, fully tiled wall and floor.

Bedroom 2 (3.19 m x 4.14m)

Double bedroom with built-in wardrobe, timber floor.

Bathroom (2.38m x 1.84m)

Contemporary with bath, WHB, WC, fully tiled wall and floor.

owenreilly

City Centre Office

41 Forbes Quay,
Grand Canal Dock, Dublin 2

Ph: 01 677 7100

Email: sales@owenreilly.ie

Southside Office

1 Milltown Centre,
Milltown Dublin 6

Ph: 01 283 0200

Email: sales@owenreilly.ie

Dublin 8 Office

4 Camden Market,
Portobello, Dublin 8.

Ph: 01 475 1275

Email: sales@owenreilly.ie

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or 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.