

owenreilly

FOR SALE BY PRIVATE TREATY



APT 79, BLOCK B, SMITHFIELD MARKET, DUBLIN 7.

SUMMARY

Spectacular triplex penthouse with amazing views, 100 sq. m. of terrace space and an unbelievably bright and spacious interior. Very private and presented in turn-key condition, the property also benefits from two designated parking spaces and is next door to a LUAS Stop. Positioned on the 7th, 8th and 9th floors, all rooms enjoy floor to ceiling glazing with south facing aspects. The views are panoramic taking in many Dublin landmarks and must be viewed to be truly appreciated. The internal accommodation comprises hallways, living room, kitchen/dining room, two double bedrooms and a bathroom. The generous outdoor spaces are truly unique with a long terrace on the lower level and two roof terraces on the top level, a further extension to the living areas and perfect for those who like to entertain. A gem in the heart of the city centre, viewing highly recommended.

LOCATION

Smithfield Market is situated in a central location with an array 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 on doorstep. Instant access to public transport with the LUAS red line on the doorstep as well as Dublin bus routes and Dublin bikes providing easy access to the Docklands.

SPECIAL FEATURES

- Access to terraces from all bedrooms
- Stunning views from all rooms
- Unique triplex layout
- Presented in turn key condition
- Generous outdoor space
- South facing aspects in all principle rooms
- Two designated parking spaces



ACCOMMODATION

Entrance Hall (1.67m x 6.34m)

Tiled travertine floor.

Bedroom 1 (3.71m x 3.35m)

Dual aspect with floor to ceiling windows, two sliding doors to terrace, built-in bespoke wardrobes and timber flooring.

Bedroom 2 (3.94m x 4.10m)

Dual aspect with floor to ceiling glazing, two sliding doors to terrace, built-in bespoke wardrobes and timber flooring.

Bathroom (1.83m x 2.37m)

White three piece suite with shower attachment, towel rail, wall mirror, down-lighters, fully tiled wall and floor.

LEVEL 2

Hallway (3.92m x 4.11m)

Storage room (2.35m x 1.59m)
with water tank.

Living room (6.29m x 3.95m)

Stunning room with south/west aspect, floor to ceiling glazing, timber flooring and panoramic views.

Kitchen/dining room (3.93m x 3.54m)

Ample floor and wall mounted units, floor to ceiling glazing, electric hob, oven and hood, integrated fridge/freezer, dishwasher, washer/dryer and tiled floor.

LEVEL 3

Landing (3.47m x 2.63m)

Tiled travertine floor, access to two large terraces.



owenreilly

VIEWING

By appointment

NEGOTIATORS

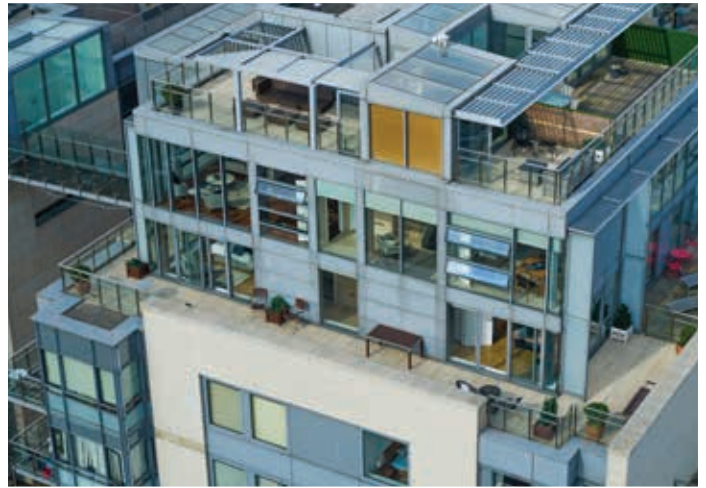
Owen Reilly &
Eleanor Bourke

FLOOR AREA

c. 120 Sq. M.

BER

D1



Everything we touch turns to...

ALL ENQUIRIES

4 Camden Market, Portobello, Dublin 8.

T 01 485 1275 E 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.

PSRA Licence number: 002370

