



BER B3

13 Forbes Quay,
Grand Canal Dock,
Dublin 2

owenreilly

For Sale By Private Treaty



13 Forbes Quay, Grand Canal Dock, Dublin 2.

DESCRIPTION

An impressive two bedroom, two bathroom apartment with a designated parking space situated on the 4th floor of this high quality development. The property enjoys views of the Liffey from the generous living room terrace and views over the internal landscaped courtyard from a second large terrace off the bedrooms. Forbes Quay is a quiet, well managed development with an energy efficient heating system nestled between the Marker Hotel and the Liffey. The accommodation briefly comprises a welcoming entrance hall with timber floors, a large storage room, open plan living/dining/kitchen with access to the east facing terrace, two double bedrooms both with access to the west facing terrace, master ensuite and a main bathroom.

LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of neighbourhood bistros, cafes and restaurants clustered around the historic city dock. The iconic Bord Gais Theatre and the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza. St Stephens Green,

Ballsbridge, the IFSC and Sandymount are all within 20 minutes walking distance while the DART at Grand Canal Dock provides easy access to the City Centre and beyond. The neighbourhood is home to a multitude of large multi-national employers such as Facebook, AirBnB, Google, StateStreet, JP Morgan and PwC.

SPECIAL FEATURES

- Two large terraces
- Views of the River Liffey
- In the heart of Grand Canal Dock
- Turn-key condition
- Bright and spacious interior
- Contemporary fully equipped kitchen
- Gas fired central heating
- Designated car parking space

FLOOR AREA: 71 Sq. M.

BER: B3

NEGOTIATORS

Owen Reilly & Maya Healy



ACCOMMODATION

Entrance Hallway

(4.91m x 1.04m)

Welcoming, L-shaped entrance hall with timber floor, video intercom and spot lights.

Storage room

(3.34m x 0.80m)

Very generous storage room with dryer.

Living room

(5.60m x 3.74m)

Spacious and bright open plan living/dining/kitchen with floor to ceiling glazing opening onto east facing terrace.

Kitchen

(3.34m x 1.88m)

Fully equipped white gloss kitchen, fitted with oven, hob, extractor fan, integrated fridge, integrated freezer and washing machine. Dramatic black marble floor tiles with white veins.

Master bedroom

(4.72m x 2.70m)

Very spacious master bedroom featuring timber flooring, built-in-wardrobes, en-suite and floor to ceiling glazing opening onto west facing terrace.

En-suite

(2.33m x 1.93m)

Stylish en-suite with white three piece suite, large mirrored wall cabinet and grey tiled floor.

Bedroom 2

(3.57m x 2.59m)

Spacious bedroom featuring timber floor, built-in-wardrobes, en-suite and floor to ceiling glazing opening onto west facing terrace.

Bathroom

(2.31m x 1.64m)

Contemporary, grey-tiled bathroom featuring shower cubicle, WHB, WC, mirrored wall cabinet.

East terrace

(5.41m x 1.23m)

Generous east facing terrace with stunning water views of the Liffey featuring timber decking.

West terrace

(5.75m x 1.25)

Wide, west facing terrace overlooking the landscaped communal gardens.

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