



BER C3

Apt 15 Liberty Court,
Clanbrassil Street,
Dublin 8

owenreilly

For Sale By Private Treaty



Apt 15 Liberty Court, Clanbrassil Street, Dublin 8.

DESCRIPTION

Exceptional one bedroom apartment with a designated parking space in this central location on the doorstep of the city centre. Number 15 was recently renovated to the highest of standards so is in turn-key condition featuring a stunning bathroom, high spec kitchen, sound proofing glazing, under floor heating and a complete rewiring. Located on the on the first floor with a sunny aspect in this well maintained development with an attractive resident's roof terrace. The accommodation comprises entrance hall with storage, open plan living/dining/kitchen room with access to balcony, double bedroom with built-in wardrobe and a wet room bathroom. Must be viewed to be appreciated.

LOCATION

This is a hip location within a short walk to Christchurch, Camden Street, St. Stephen's Green and Grafton Street with all the amenities that Dublin city has to offer. Popular local spots include Daniel and the Fumbally café. Excellent transport links with the LUAS close by and numerous bus routes.

SPECIAL FEATURES

- Balcony
- Beautifully presented and very spacious one bedroom apartment
- Close to city centre
- Contemporary bathroom
- Contemporary fully equipped kitchen
- Designated underground parking space
- Electric heating
- Renovated communal garden
- Turn-key condition throughout
- Under-floor heating
- Wet-room in bathroom

FLOOR AREA: 45 Sq. M.

BER: C3

NEGOTIATORS

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Entrance Hallway (3.36m x 0.95m)

Entryphone, alarm, timber flooring, storage cupboard

Living dining/kitchen (8.01m x 3.19m)

Light-filled and spacious with timber flooring, fitted storage cupboards and TV, door access to balcony

Kitchen area

High gloss wall and floor mounted units, Amica electric hob, eye-level Samsung oven and microwave, integrated dishwasher, washer/dryer, fridge/freezer tiled splashbacks and tiled floor.

Bedroom (4.00m x 2.67m)

Spacious and light-filled double bedroom with built-in wardrobe.

Bathroom (2.63m x 1.58m)

WHB, WC, shower cubicle, fitted wall mirror, fully tiled walls and floor.

Balcony (2.39m x 1.05m)



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