



BER C3

28 The Warehouse,
Clanbrasil Terrace,
Blackpitts,
Dublin 8

owenreilly

For Sale By Private Treaty



28 The Warehouse, Clanbrassil Terrace, Blackpitts, Dublin 8.

DESCRIPTION

Owen Reilly present this amazing, exceptionally spacious and light-filled loft apartment with south-facing aspect, wrap-around balcony and designated parking space in a gated area with its own on-site caretaker. This is perfect for someone focused on finding a unique space. The stunning living room is extremely generous with high ceilings and a corner, dual-aspect position with wall-to-wall windows. With great styling, the interior comprises open plan entrance/living/dining/kitchen with access to balcony, a large ensuite double bedroom with walk-in wardrobe, a utility room and a second bathroom. The Warehouse is a unique development by Dublin standards, and very sought after. Remarkably quiet given its central location, the building is converted from a former clothing warehouse, comprising 41 exceptional homes. This apartment is ideally located, close to Grafton Street and Grand Canal a short stroll away, as are a range of local cafes, restaurants and schools.

LOCATION

Blackpitts is a hip location near 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 Bastible and the Fumbally cafe. Excellent transport links with the LUAS close by.

SPECIAL FEATURES

- Beautifully presented and very spacious one-bedroom apartment
- Large picture windows with venetian blinds throughout
- Two spacious bathrooms
- 2.9m high ceilings
- Solid-timber floors
- Attractive residents' courtyard
- Large wrap-around balcony with sunny aspect
- Caretaker on site
- Central location 15 minutes from St Stephen's Green
- Contemporary fully equipped kitchen
- Designated car parking space
- Gated development
- Utility room

FLOOR AREA: 117 Sq. M.

BER: C3

NEGOTIATORS

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Living/Dining Area (11.32m x 8.4m)

Situated on a corner with wall-to-wall windows, this is an exceptionally spacious south-facing room with American wide plank oak floors and Jura German limestone in the dining area. There is a bespoke bookcase, high ceilings, Robui spotlighting and double access to the wrap-around balcony.

Kitchen area

Shaker kitchen with ample wall and floor-mounted white oak fitted units, black marble countertops, integrated De Dietrich dual oven and 5-ring gas hob, Miele extractor fan, microwave, fridge/freezer, dishwasher, Jura German limestone floor and down-lighters.

Bedroom (4.32m x 4.95m)

Generous bedroom with walk-in wardrobe (2m x 1.17m), wool carpets, high ceilings (2.95m) and a large picture window looking into the internal courtyard.

En-suite (1.86m x 2.44m)

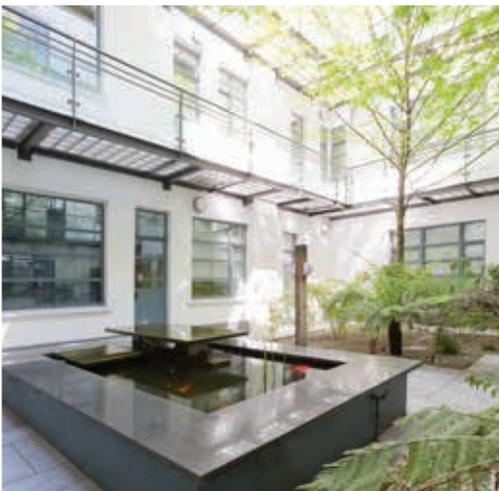
Three-piece white suite, heated towel rail, extractor fan, tiled floor and tiled splashback.

Utility room (1.93m x 2.35m)

With ample floor and wall units, washing machine and a limestone tiled floor.

Bathroom (2.39m x 1.8m)

Shower cubicle with Mira shower, Duravit WHB, WC, heated towel rail, extractor fan and tiled floor.



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