



BER B2

66 Hanover Dock,
Grand Canal Dock,
Dublin 2

owenreilly

For Sale By Private Treaty



66 Hanover Dock, Grand Canal Dock, Dublin 2.

DESCRIPTION

An impressive, two bedroom, two bathroom apartment on the 4th floor with attractive views over Grand Canal Plaza and towards the River Liffey. This dual aspect property enjoys a west facing terrace and comes to the market with one designated parking space. Situated adjacent to Grand Canal Square and the Marker Hotel, Hanover Dock is ideally located in the heart of Grand Canal Dock with a superb variety of amenities on the doorstep. This contemporary home has a number of features including a very generous west facing terrace, floor to ceiling glazing and gas fired under-floor heating. The accommodation comprises an entrance hallway, open plan living/dining room with access to the terrace, fully fitted kitchen, utility room with hot-press, two double bedrooms, master en-suite and a main bathroom.

LOCATION

Grand Canal Dock is a vibrant urban quarter with a variety of neighbourhood bars, bistros, cafes and restaurants clustered around the historic city dock where the iconic Grand Canal Theatre and the Marker Hotel face onto the scenic, Martha Schwartz designed waterfront plaza. St Stephen's Green, Ballsbridge, the IFSC and Sandymount are all within 15 minutes' walking distance while the DART at Grand Canal provides easy access to the city centre and beyond. The locality benefits from a broad range of multi-national employers and indigenous enterprises including Google, Airbnb, Facebook, HSBC, Dogpatch Labs, Stripe and many more.

SPECIAL FEATURES

- Generous west-facing terrace with views of Grand Canal Plaza
- Vibrant and fashionable urban quarter
- Fourth floor apartment in high quality development
- Bright and spacious interior
- Convenient to the city centre
- Timber flooring with under-floor heating
- Turn-key condition throughout
- Designated parking space

FLOOR AREA: 75 Sq. M.

BER: B2

NEGOTIATORS

Owen Reilly & Maya Healy



ACCOMMODATION

Entrance hall (3.2m x 1.5m and 3.9m x 1.2m)

L-shaped entrance hallway featuring a timber floor, spot lights and a video intercom.

Living/dining room (5.6m x 3.7m)

Bright, west facing living room featuring a timber floor and floor to ceiling glazing with access to the terrace.

Kitchen (3.1m x 1.8m)

Modern kitchen featuring solid worktops, fitted units with integrated appliances to include a fridge and freezer, oven, hob, hood and dishwasher.

Utility and Hot press (1.8m x 1.0m and 2.3m x 0.8m)

Utility space with washer-dryer and hotpress with built-in shelving.

Master Bedroom (4.0m x 3.5m)

Spacious west facing double bedroom featuring floor to ceiling glazing, built in wardrobes and an en-suite.

En-suite (2.2m x 1.5m)

With WC, WHB and shower cubicle. Floor and wall tiling.

Bedroom 2 (3.4m x 3.4m)

West facing double bedroom featuring floor to ceiling glazing and built-in wardrobes.

Bathroom (2.3m x 1.7m)

A tiled floor, solid counter tops and white three-piece suite including bath with pump shower.

Terrace (7.3m x 1.9m)

Very generous west facing terrace, extending to 13.8 sq. m., with views of Grand Canal Plaza and the River Liffey.



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