



50B The Bottleworks, Dermot O'Hurley Avenue, Irishtown, Dublin 4

**Morrison
Estates**

Sales and Lettings



For Sale by Private Treaty

A modern bright creatively designed two bedroomed fourth floor penthouse apartment with panoramic city views set out in an excellent location off Irishtown Road which is finished to an exacting standard and benefits from designated underground car parking and a private sun balcony.

This modern apartment feels bright and spacious and accommodation includes entrance hall, large bright open plan living / dining and kitchen area, there are 2 double bedrooms with master bedroom ensuite and main bathroom. There is also storage off hallway and balcony feature off living room with views to the city centre and the Aviva stadium.

The Bottleworks Apartments Irishtown are an upmarket modern Apartment development within walking distance of Sandymount and Ringsend with every local shopping and restaurant amenity nearby and is easily accessible to the City Centre, Merrion Square and the IFSC. There are excellent local transport links nearby including Bus and DART.



Features Include

- Bright, spacious accommodation c. 60.Sq. M, (647 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Wooden floors throughout, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/freezer are included in the sale
- Modern Lighting
- Gas Fired Central Heating
- Fully fitted kitchen with hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors
- Designated basement car parking space
- Private balcony with view towards city
- Prime location close to the City Centre and IFSC

Accommodation

Reception Hallway:	with timber floors, recessed lights and Security Intercom
Living/Dining Room/Kitchen:	7.10m x 3.35m, with recessed lighting, provision for wall mounted television, floor to ceiling windows, French door to balcony
Kitchen:	with an extensive range of built-in units and storage presses, oven, hob, stainless steel extractor fan, integrated dishwasher, washing machine and stainless steel sink unit. Walk In Cloakroom Cupboard and Hot Press
TWO DOUBLE BEDROOMS:	
Bedroom Suite:	4.89m x 2.37m with built-in wardrobes, recessed lighting two corner windows feature and door to En-Suite Shower Room: with tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail
Bedroom 2:	3.75m x 2.75m, with built-in wardrobes and window feature.
Bathroom:	with white suite comprising bath with shower over, wc with concealed cistern, wash hand basin, tiling, heated towel rail.
Management Company:	Aramark Property
Service Charge:	c. €1850.00 Per Annum
BER:	C3
BER Number:	106855190
Energy Performance Indicator:	121.71 kWh/m2/yr

Viewing: By prior appointment.

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