

owenreilly

FOR SALE BY PRIVATE TREATY



15 MACKEN STREET,
DUBLIN 2.

BER D2

DESCRIPTION

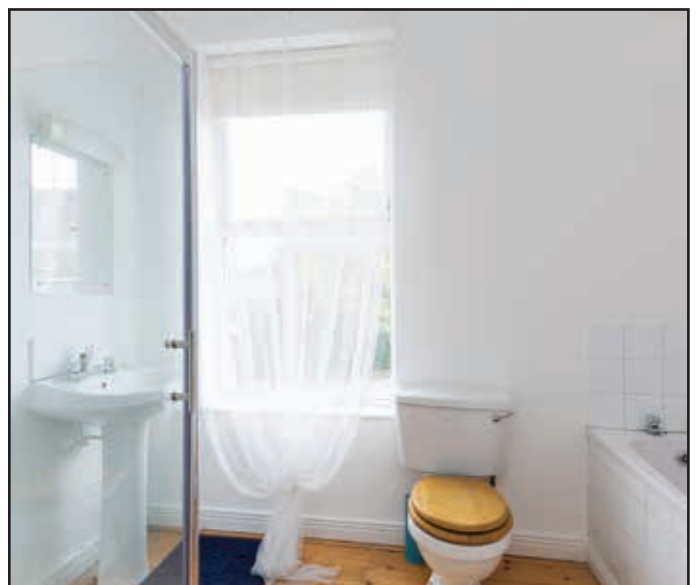
Owen Reilly is delighted to present this spacious three bedroom period townhouse to the market which is located between Grand Canal Street Lower and Pearse Street on the cusp of Dublin 2 and 4. Number 15 is presented in excellent decorative condition with high ceilings, generous living space and a west facing rear garden. The accommodation comprises an entrance hall with guest WC, living room, kitchen/dining room opening out onto the rear garden, master en-suite, three double bedrooms and a bathroom. There is on street permit parking.

LOCATION

Macken street is well known to commuters crossing the River Liffey to the northside via the Samuel Beckett Bridge and visitors to the Bord Gas Energy Theatre. Unrivalled central location minutes walk to Grand Canal Dock in Dublin's most hip city quarter, home to a variety of neighbourhood bars, bistros, cafes, parks and restaurants. Merrion square, the Grand Canal, Ballsbridge, and the IFSC are all within a ten to twenty minute walk whilst 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

- High ceilings
- Generous living space and bedrooms
- Light-filled interior
- Gas central heating
- Double glazed windows
- West facing rear garden
- Unrivalled social infrastructure on the door step



ACCOMMODATION

Ground floor

Entrance Hall (4.30m x 2m)

Solid timber floor and an alarm.

Guest WC (1.82m x 0.78m)

WHB, WC, tiled floor.

Living room (4.33m x 4.12m)

Featuring a solid timber floor, fireplace with cast-iron insert and slate hearth.

Kitchen /dining room (6.44m x 4.12m)

Ample floor and wall kitchen units, electric hob and oven, extractor fan, integrated fridge/freezer, washing machine, dishwasher, integrated wine rack, tiled floor and part tiled walls. Sliding glass door to rear garden.

First floor

Landing (2.84m x 2.24m)

Solid timber floor and hot press.

Master bedroom (4.47m x 3.56m)

Solid timber floor.

Master ensuite (1.89m x 1.71m)

Shower cubicle with Triton electric shower, WHB, WC, box inset mirror, solid timber floor.

Bedroom two (4.03m x 3.48m)

Solid timber floor, access to roof storage.

Bedroom three (3.46m x 2.82m)

Solid timber floor, access to roof storage.

Bathroom (2.83m x 2.71m)

WHB, WC, bath, fully tiled shower cubicle with Hydramax shower.

Rear garden (6.17m x 4.64m)

West facing, with paving and raised flower bed. Garden shed.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly &
Eleanor Bourke

FLOOR AREA

c. 109.48 sq. m.

BER RATING

D2



Everything we touch turns to...

ALL ENQUIRIES

**41 Forbes Quay, Grand Canal Dock,
Dublin 2**

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