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FOR SALE BY PRIVATE TREATY



**15 CARLINGFORD PARADE,
GRAND CANAL STREET,
DUBLIN 2.**

BER C3

DESCRIPTION

Modern townhouse boasting a spacious interior presented in turn-key condition given it was completely refurbished in 2012. This is a central location close to a host of amenities and just minutes from Grand Canal Dock, Ballsbridge and the city centre. Located on a quiet cul-de-sac, number 15 benefits from a bright interior with an extension to rear which will appeal to investors and owner occupiers. The generous interior comprises hall with a guest WC, living room, contemporary fully equipped kitchen with integrated appliances, utility room and three bedrooms each with en-suites. There is permit parking to front. Must be viewed to be appreciated.



LOCATION

Superbly located in a quiet cul-de-sac in Grand Canal Dock, 15 Carlingford Parade is situated in one of Dublin's most fashionable and dynamic city districts. There is an abundance of social amenities nearby, such as the iconic Grand Canal Theatre, the Aviva Stadium, the 3 Arena, many bars and cafes as well as gyms and water sports facilities. The property is just minutes from Grand Canal DART station, and a short distance to Grafton Street, St. Stephen's Green, Trinity College, the IFSC, Ballsbridge and Sandymount. The neighbourhood is home to Google, HSBC, Facebook and many more prestigious employers.



SPECIAL FEATURES

- Superb location adjacent to a host of amenities
- Recently refurbished
- On street permit parking
- Gas fired central heating
- Timber flooring
- Fully equipped kitchen



ACCOMMODATION

Entrance hall (5.53m x 1.09m)

Inviting entrance hall with timber flooring and spot lighting.

Living room (4.13m x 3.26m)

Bright room featuring a timber floor, cast Iron fireplace with built in storage units.

Guest WC (2.02m x 0.82m)

WC, WHB and tiled flooring.

Kitchen (4.52m x 2.99m)

Featuring a range of fitted units with integrated appliances to included oven, hob, dishwasher, fridge/ freezer & tiled floor.

Storage (0.89m x 0.46m)

Under-stairs storage space.

Utility room (2.51m x 2.35m)

Washing machine, dryer, worktop, sink, built in shelving and storage units.

Master bedroom (3.33m x 2.81m)

Double bedroom with wall to wall built in wardrobes.

En-suite (1.94m x 1.54m)

Contemporary, fully tiled bathroom to include wc, whb and shower cubicle.

Bedroom (3.5m x 2.74m)

Double bedroom with built in wardrobes.

En-suite (1.94m x 1.54m)

Contemporary, fully tiled bathroom to include wc, whb and shower cubicle.

Bedroom (3.99m x 2.99m)

Bright room with several uses such as a bedroom.

Bathroom (1.83m x 1.15m)

Fully tiled bathroom to include wc, whb and shower cubicle.

Garden (5.82 x 4.39)

L-shaped east facing garden.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 87 sq. m.

BER DETILAS

C3



Everything we touch turns to...

ALL ENQUIRIES

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