



Apt. 32, Portview House, Thorncastle Street,  
Ringsend, Dublin 4.

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent are proud to present to the market No. 32 Portview House, a spacious 3 bedroom, second floor apartment conveniently located along Thorncastle Street, Ringsend. Extending to approx. 98 sq.m. / 1,054 sq.ft., the accommodation comprises an entrance hallway, living/ dining room, kitchen, balcony offering fabulous views, three double bedrooms, 2 ensuite and main bathroom. It also benefits from one underground designated parking space.

The convenience of the location cannot be overstated. Situated in a residential area with easy access to the City Centre and a host of local shops and amenities including the Aviva Stadium, Google HQ, Grand Canal Theatre and Grand Canal Dock. The property benefits from being within close proximity to Dublin's principle places of business including Ballsbridge, Merrion Square, Fitzwilliam Square, the IFSC and Grand Canal Dock. The City Centre is within easy reach with a number of bus routes passing through Ringsend Village. The LUAS red line is to be found across the Liffey not to mention the East Link toll bridge on its doorstep giving easy access to the north side of the city and airport via the Dublin Port Tunnel.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Superb 3 bedroom, 2nd floor apartment.
- » Stunning views of the River Liffey and Grand Canal.
- » Approx. 98 sq.m. / 1,054 sq.ft.
- » Electric storage heating.
- » One designated parking space (Space No: 16)
- » One off levy applies from management Company for repairs to external of building c. €6,721 per apartment.
- » Within short distance of host of local amenities including the Aviva Stadium, Google HQ and Grand Canal Dock.
- » Offering close proximity to Dublin's principle places of business including the IFSC, Grand Canal Dock and City Centre.
- » Various bus routes through Ringsend Village and easy access to the East Link toll bridge.







**ACCOMMODATION**

**ENTRANCE HALLWAY**

2.60m (8'6") x 2.42m (2'11")

Spacious entrance hallway with tiled floor, intercom and storage cupboard.

**LIVING/DINING ROOM**

5.48m (17'12") x 4.48m (14'8")

Impressive living area with laminate flooring, floor to ceiling window overlooking the water. Door to balcony. Opening into:-

**KITCHEN**

2.17m (7'1") x 3.28m (10'9")

Offering a range of fitted Shaker units with integrated oven, hob, extractor fan and dishwasher.

**BEDROOM 1**

3.00m (9'10") x 4.44m (14'7")

Double room with fitted wardrobe.

**BATHROOM**

2.00m (6'7") x 1.78m (5'10")

Fully tiled with bath, w.c. and w.h.b.

**BEDROOM 2**

3.89m (12'9") x 3.57m (11'9")

Double room with fitted wardrobes and ensuite.

**ENSUITE**

1.81m (5'11") x 1.98m (6'6")

White suite incorporating w.c, w.h.b. and shower cubicle.

**BEDROOM 3**

2.74m (8'12") x 3.68m (12'1")

Double bedroom with fitted wardrobe and ensuite.

**ENSUITE**

1.78m (5'10") x 1.97m (6'6")

White suite incorporating w.c., w.h.b. and shower cubicle.

**BALCONY**

2.18 X 2 (7'2" X 6'7")



## MANAGEMENT COMPANY

Just Property  
Tel: 01 631 5255  
Email: [info@just-property.ie](mailto:info@just-property.ie)  
Service Charge: €2,120 per annum  
Parking Space No. 16

## BER DETAILS

BER Rating: D1  
BER Number: 101355873  
Energy Performance Indicator: 227.09 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Travelling from Merrion Square East, veer left through the traffic lights at Holles Street Hospital onto Holles Street. Continue onto Erne Street Upper and take a right turn onto Pearse Street and follow onto Ringsend Road, then onto Bridge Street. Proceed over the bridge and take a left turn onto Thorncastle Street. Portview house is located at the end of Thorncastle Street on the left hand side.

## VIEWING

Viewing by appointment only with sole selling agents Hunters Estate Agent, City Centre on 01 668 0008 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



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**E** [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie) **W** [www.huntersestateagent.ie](http://www.huntersestateagent.ie)

St Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

**PSRA Licence no:** 001631

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## Terms and Conditions

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