

FOR SALE BY PRIVATE TREATY



**97 WESTLAND SQUARE,
SANDWITH STREET,
DUBLIN 2.**

DESCRIPTION

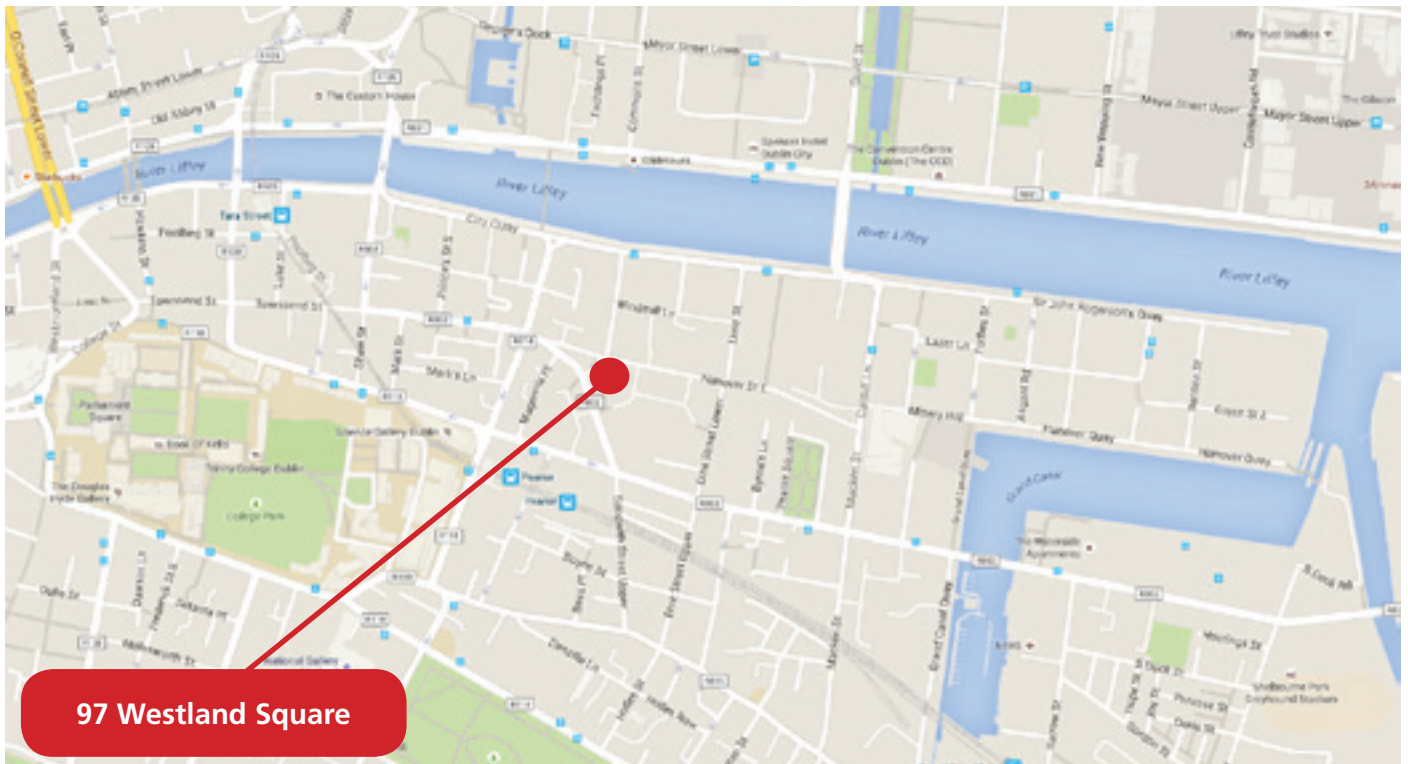
Owen Reilly is delighted to offer this beautiful one bedroom apartment presented in turn-key condition which is conveniently located in the heart of city centre with a host of amenities on the doorstep. Number 97 is situated on the first floor with a sunny, west facing aspect which can be enjoyed on the balcony. The interior is spacious and light filled and comprises of an entrance hall with storage closet, a large open plan living room/kitchen, a double bedroom with slide-robes and a newly renovated bathroom. Must be viewed to be appreciated!

SPECIAL FEATURES

- Turn-key condition
- 1st floor apartment
- Modern electric heating
- Intercom
- West facing aspect
- Recently redecorated
- Upgraded bathroom
- Central location
- Security on site (Mon-Fri 9am – 5pm)
- Management Charge €1,899

LOCATION

Westland Square is located just off Pearse Street, with Grafton Street less than a five minute walk away. Numerous bars, cafes and restaurants are located close by and the new Trinity College Biomedical Science Institute is situated across the road. Easy access is afforded to all parts of the city thanks to the Dart, Luas and ample bus options.



97 Westland Square

97 WESTLAND SQUARE, SANDWICH STREET, DUBLIN 2.

ACCOMMODATION

Entrance Hall (3.45m x 1.56m)

Inviting entrance hall with timber flooring and access to storage closet.

Living Room/Kitchen (6.29m x 3.95m)

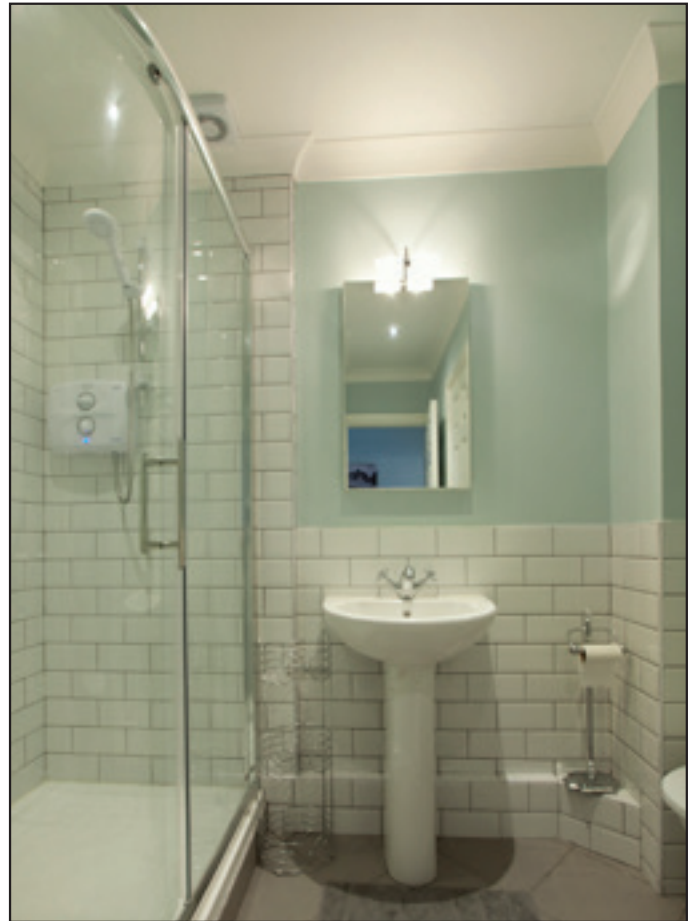
Bright, west facing room with timber flooring, decorative coving and access to city balcony. The kitchen is fully equipped with Whirlpool washing machine, fridge, oven, hob and hood, and spot lighting. Storage closet (1.3m x 0.84m) which is plumbed.

Bedroom (3.51m x 2.88m)

Large double room with timber floors and slide-robe wardrobes

Bathroom (2.56m x 2.45m)

Stunning bathroom suite including shower cubicle with Triton shower, wb, whc, wall and floor tiling and hot-press.



owenreilly

property consultants

VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 48 sq. m.

BER RATING

E1



Everything we touch turns to...

ALL ENQUIRIES

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