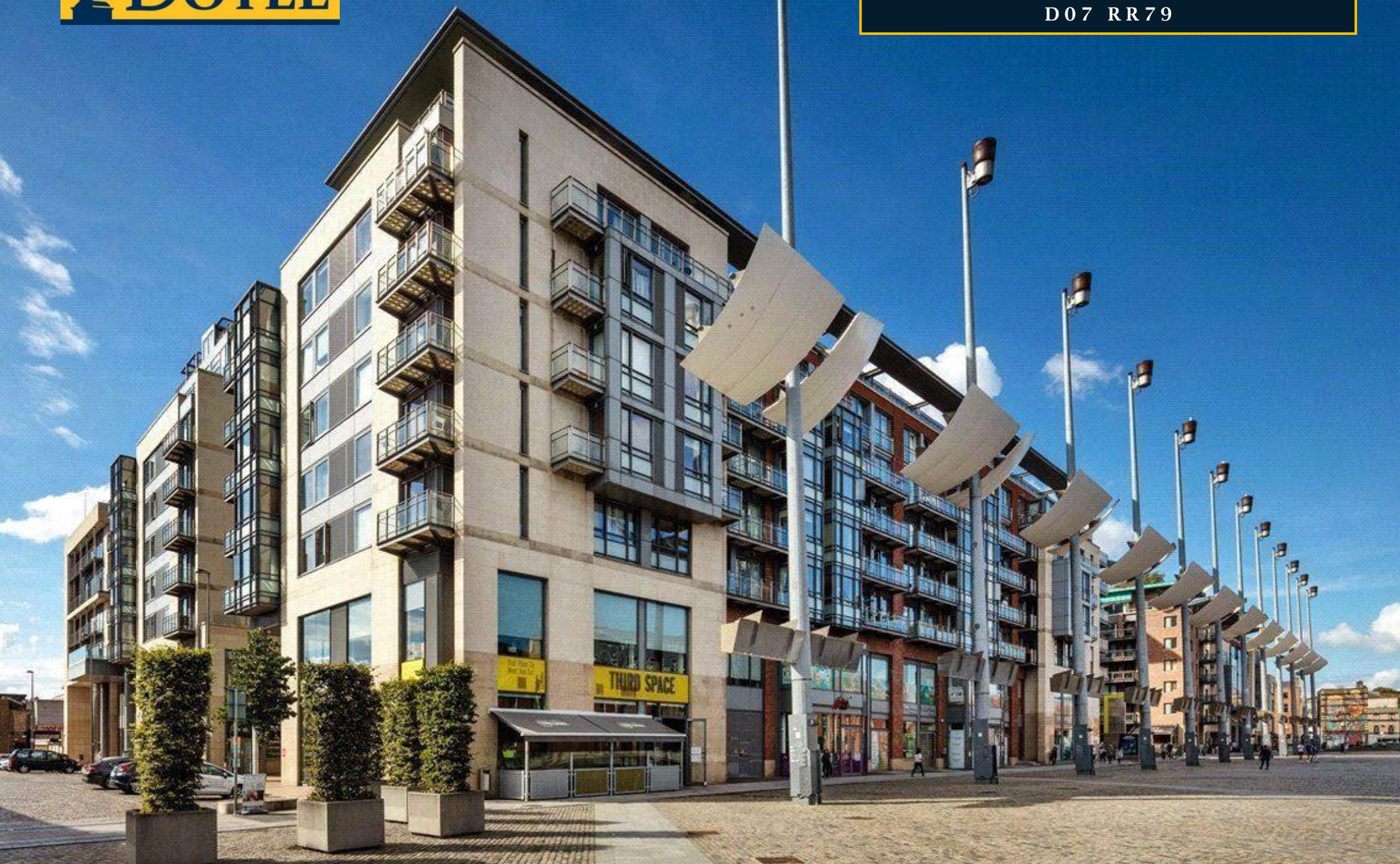




APT 57 BLOCK C
SMITHFIELD MARKET | DUBLIN 7
D07 RR79



LOCATION

This well presented two bedroom apartment is located on the 5th Floor of this highly desirable complex.

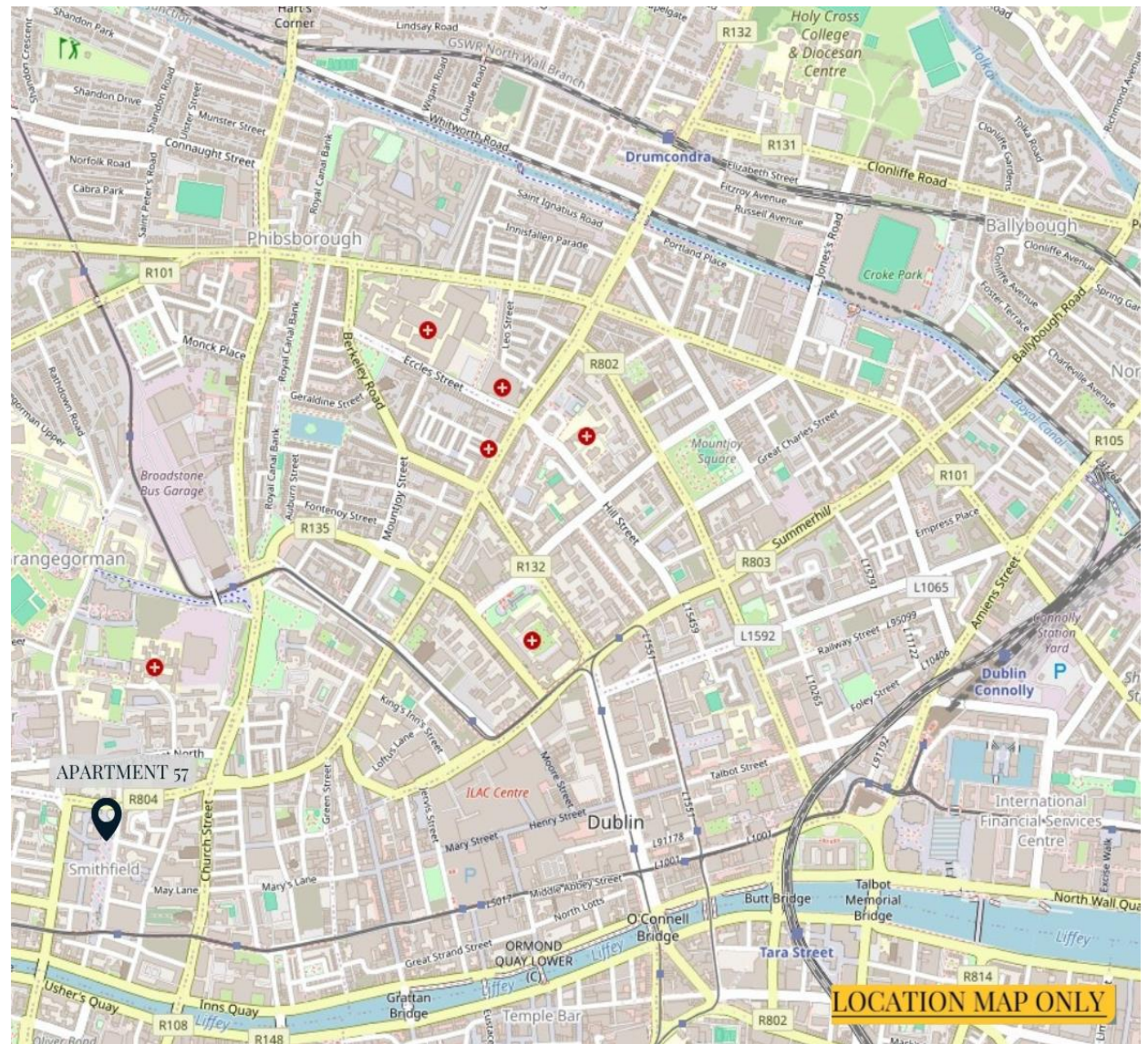
It is accessed just off the beautiful Smithfield Square with a host of amenities on your doorstep. Smithfield has become one of the most sought-after addresses in Dublin in recent years with a fantastic selection of bars, restaurants, cafés & gyms, to arts and culture destinations.

Festivals and markets are run throughout the year and the Jameson Distillery & the Lighthouse Cinema are on your doorstep, as are The Four Courts, The Law Library and all amenities of Dublin City Centre which is c. 2kms away.

The Luas allows for easy access to The 3 Arena, I.F.S.C. and the City Centre while also serving Heuston Railway Station, and St. James' Hospital.

Bus routes are available at Arran Quay, excellent transport links include the Red Luas Line and Dublin Bikes are all within a short stroll.

The magnificent open green space amenity of the Phoenix Park is only a short distance.

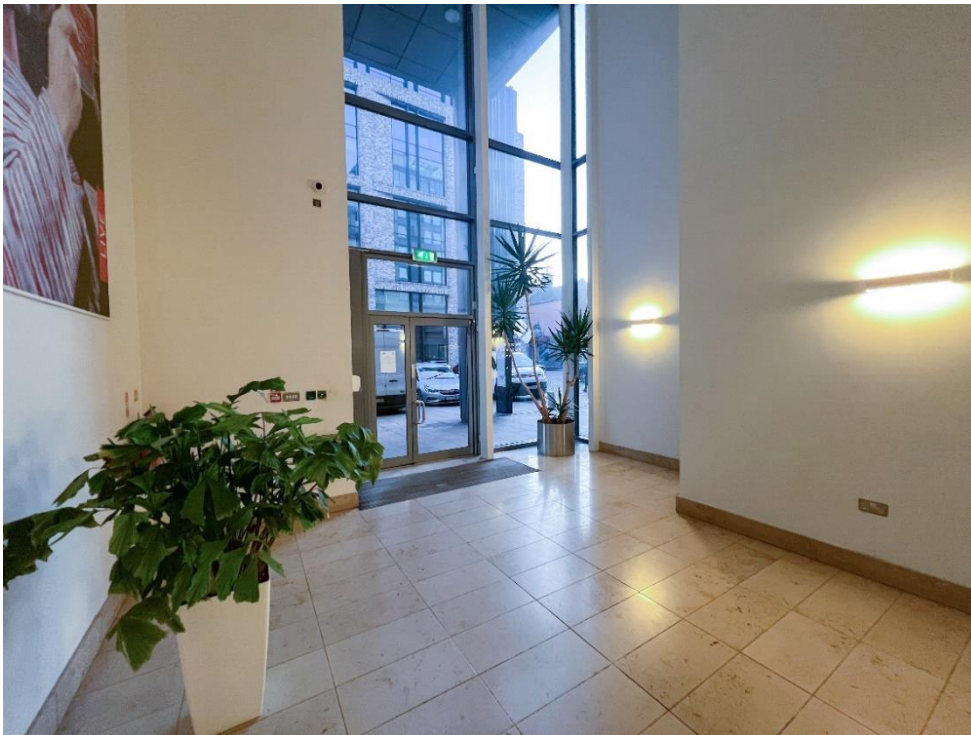


Large two bedroom apartment with contemporary fitout, white walls, wood flooring and nice high ceilings giving you a great sense of space and light from the moment you walk through the door.

The spacious and inviting hallway has a large storage closet off. The generous living / dining room has large floor to ceiling windows and balcony off. The kitchen is compact but has ample storage with granite worktops, integrated appliances and tiled flooring. The two bedrooms are both large double rooms and both have fitted wardrobes and balcony access. The master bedroom is en-suite and a family bathroom complete the accommodation.

Smithfield Market offers functional and convenient living, in a modern apartment complex with beautiful marble tiled lobby, lift and stair access, 24 hour concierge service and underground car parking. (One designated parking space is included with the sale).

Early viewing is advised.



ACCOMMODATION & FEATURES

Entrance Hall	3.25m x 2.50m	With wooden flooring & large storage closet.
Living Room	5.90m x 3.60m	With wooden flooring & bay window with floor to ceiling glass. Balcony access.
Kitchen	4.60m x 2.20m	With fitted kitchen units, black granite worktops & tiled flooring. Integrated fridge freezer, dishwasher. Oven, hob & extractor fan, stainless steel splashback.
Bedroom 1	3.40m x 3.20m	With wooden flooring, fitted wardrobes & sliding door to balcony.
Bedroom 2	4.50m x 3.50m	With wooden flooring, fitted wardrobes. Door to balcony.
En-Suite	2.15m x 1.35m	Fully tiled with shower cubicle, W.C & W.H.B.
Bathroom	2.25m x 2.00m	Fully tiled with bath with glass shower screen, W.C & W.H.B.

Spacious Two Bed Apartment c. 77 Sq. Mts.

Balcony Access From Most Rooms.

24 Concierge Service.

Designated Underground Parking.

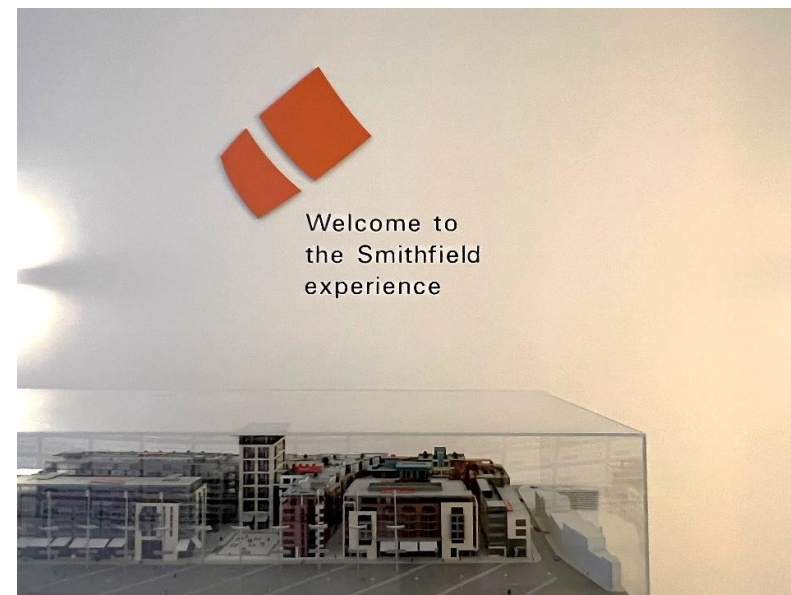
Superb Location Close To All Amenities In The City Centre.

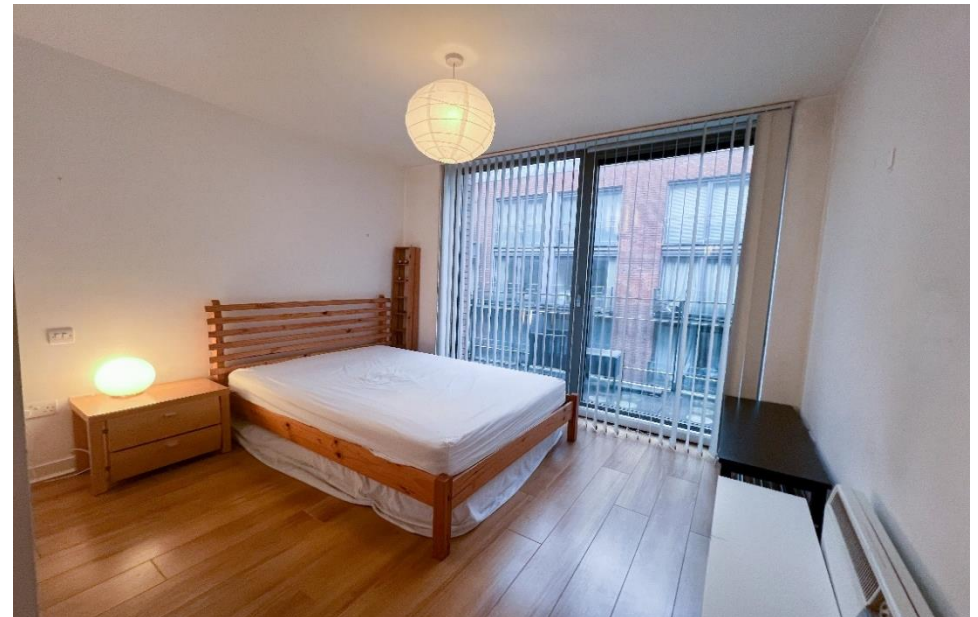
Excellent Public Transport Links with Luas and Bus Services Nearby.

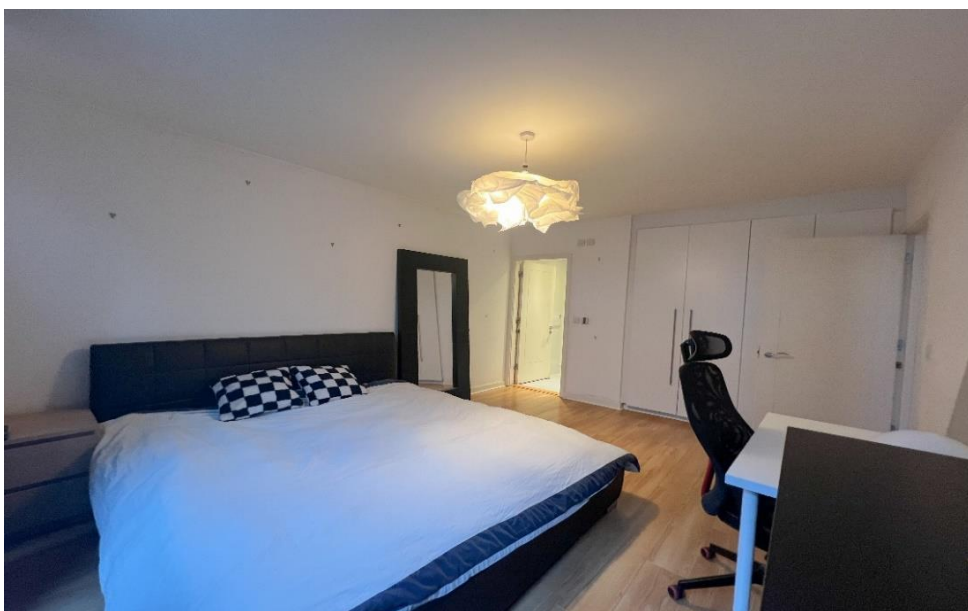
Annual Service Charge c. €4,600 p.a.

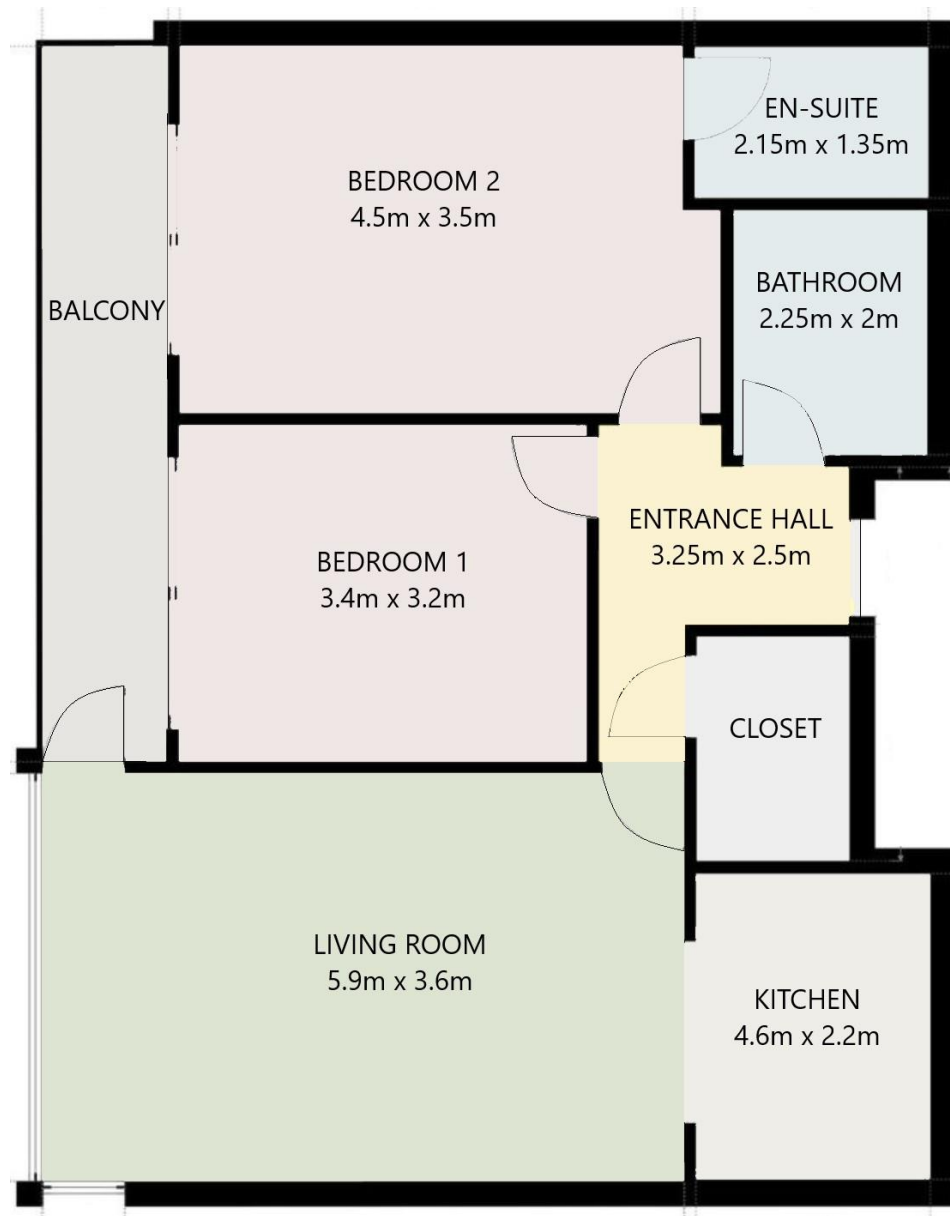
Electric Central Heating.

Lift & Stair Access.









For Illustration Purposes Only
Not to scale.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€449,000

BER:



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