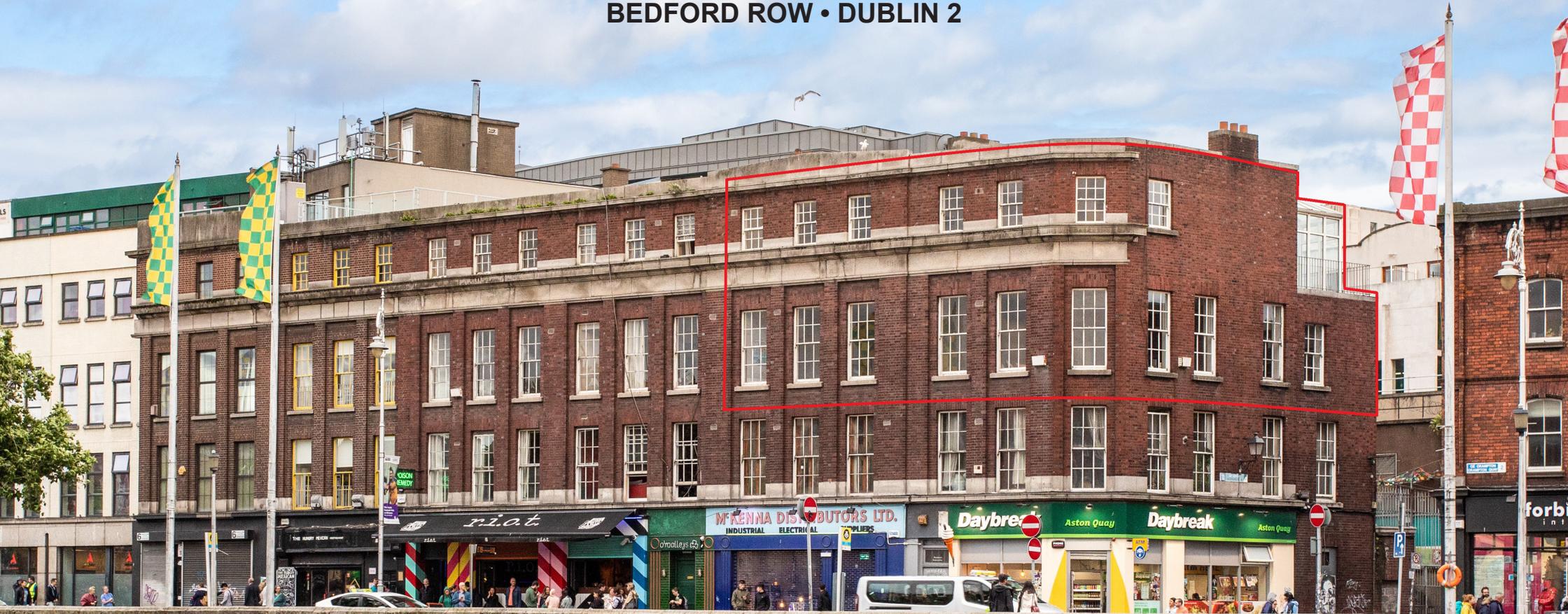


5 ASTON COURT

BEDFORD ROW • DUBLIN 2



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BEDFORD ROW • DUBLIN 2

“A rare opportunity to purchase an incredibly unique duplex apartment in the heart of Dublin City Centre with spectacular views over the Ha’penny Bridge and the River Liffey”

Dating back to c.1936, Aston Court is a fine period building on the corner of Aston Quay overlooking the River Liffey and Bedford Row leading towards Temple Bar. Located over the second and third floors no. 5 is accessed via discrete security gates on Bedford Row up two flights of external steps to its own front door.

Spread over approximately 245 sq. m. / 2,637 sq. ft., the sizeable accommodation is very flexible in its layout and comprises an entrance hall opening past the internal staircase to a magnificent open plan reception room with dining area offering splendid views through multiple timber sash windows overlooking the Ha’penny Bridge and river below. To the rear of the reception room is a modern fully fitted kitchen with breakfast bar, a utility room and shower room.

Adjacent to the reception room and also accessed from the entrance hall is a secondary reception room with kitchen area overlooking the river, behind which is a large double bedroom with en-suite shower room – ideal as guest accommodation or to be incorporated as part of the entire. There are three double bedrooms upstairs to include an extremely spacious main bedroom with walk in wardrobe through to an en-suite bathroom.

This fabulous bedroom also overlooks the river and has access to a conservatory with doors opening to a balcony looking down Bedford Row to Temple Bar beyond. Completing the accommodation is a well-appointed shower room.





No. 5 is well presented throughout and could be moved into without further expense. Features include gas fired central heating, original timber floors, and high ceilings throughout.

Location

Temple Bar is a dynamic City Centre community of residents and traders. The enviable location provides the perfect setting for city centre living with a wealth of artisan shops, restaurants, cafes, bars and many cultural amenities on your doorstep. It is a short walk to Grafton Street, St Stephen's Green, Trinity College and Henry Street across the river.

The area is well served by public transport including DART, Luas, City Bikes and numerous bus routes.



Features:

- Wonderful river views
- Own door duplex apartment
- Self contained one bedroom guest apartment
- Newly fitted kitchen
- Gas fired central heating
- Alarm and security gate with intercom
- Superb City Centre location
- Yearly parking available in Fleet Street Car Park

Approximate Size: 245 sq. m. / 2,637 sq. ft.

BER: C3

BER Number: 111976726

Energy Performance Indicator: 202.83 kWh/m²/yr

Managing Agent: McNally Handy

Management Fees: Approx €2,500 pa per unit

Viewings: By Appointment



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