

15 ORWELL GATE

Marianella, Orwell Road, Dublin 6

FOR SALE



15 ORWELL GATE

An extremely attractive ground floor apartment, situated in this prestigious and desirable residential setting in the heart of Dublin 6.



ACCOMMODATION

The spacious and bright accommodation is situated on the ground floor of the exclusive residential development and extends to approx. 104 sq. m / 1,120 sq. ft. Presented in immaculate condition, No. 15 is an ideal purchase for first time buyers , downsizers and investors alike.



The accommodation comprises entrance hall opening into a large open-plan kitchen / dining / living area with engineered Oak flooring and a top of the range kitchen with breakfast bar and fully integrated Miele cooking appliances. There is ample space for a large dining table. Floor to ceiling glazing with a southerly aspect bathes the living space in natural light and provides access to a spacious patio, ideal for warm weather al fresco dining. There are two double bedrooms, the main bedroom featuring a dressing room leading through to a luxurious en-suite bathroom with separate shower and double sinks. Floor to ceiling French doors in the bedroom provide access to a secondary patio area overlooking the communal gardens.





ACCOMMODATION

The second double bedroom, with fitted wardrobes also has similar garden views to that of the main bedroom. Further accommodation includes a family shower room, a utility room and a number of large storage cupboards.





AMENITIES & LOCATION

Residents of Marianella have access to an exclusive residents club featuring a fully equipped gym with on-site instructor, a sauna and steam room, private cinema room, meeting rooms and a concierge. The grounds are attractively landscaped in a parkland like setting.

Marianella is only a short walk from Rathgar Village, a

highly sought-after location, which boasts a host of small independent stores and boutiques, speciality food shops, cafes and artisans all of which add to the local charm and appeal. Located just three kilometres from St. Stephen's Green it is a reasonable commute to the city centre making this a popular choice for those working in the Central Business District and those looking to downsize alike.

Sporting enthusiasts enjoy being within easy reach of Milltown Golf Club and both Rathgar and Brookfield Tennis Clubs as well as LA Fitness.

The David Lloyd Sports and Fitness Centre at Riverview is also just a short drive away. Transport is well serviced by direct bus routes into the city as well as the LUAS.



FEATURES

- Zoned Under Floor Central Heating
- Custom Designed Fully Integrated Leicht Kitchen
- Extra High Ceilings in Living Areas and Bedrooms
- Bespoke Wardrobes by Cawleys
- Secure & Designated Car Parking Space
- Superior Internal Joinery Throughout



DETAILS

BER: A3 | BER Number: 109762823

Energy Performance Indicator:

9.51 kWh/m²/yr

Approx. Size: 104 sq. m / 1,120 sq. ft

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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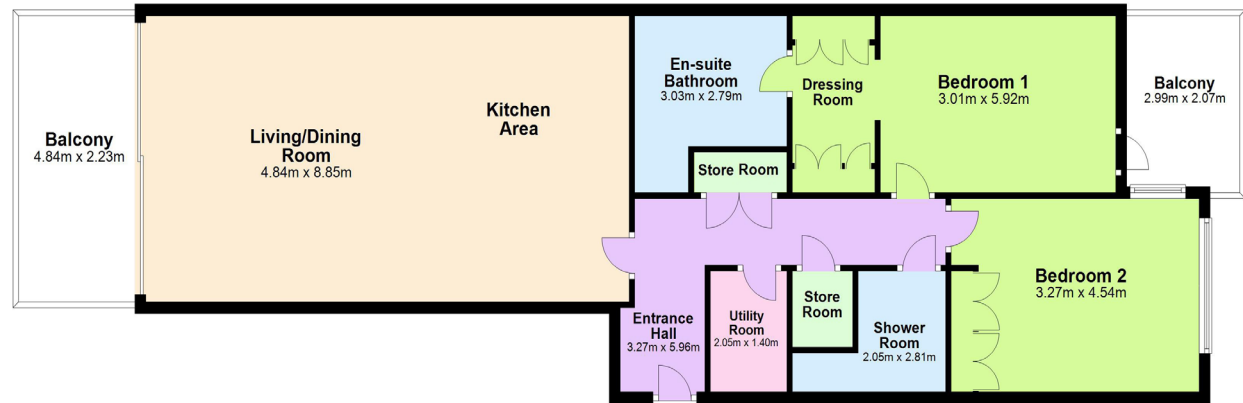


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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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