

30 ORWELL PLACE

Marianella, Orwell Road, Dublin 6

FOR SALE



30 ORWELL PLACE



An extremely attractive second floor apartment extending to approx. 96 sq. m / 1,033 sq. ft.
situated in this exclusive residential development in the heart of Dublin 6.



ACCOMMODATION

Orwell Place is built to the highest specification with almost every aspect of design meticulously considered. Presented in immaculate condition, No. 30 is an ideal purchase for first time buyers, downsizers and investors alike.



The tastefully presented accommodation comprises entrance hall with tiled floors and mood colour tones opening into a large and bright open-plan kitchen / dining / living space with engineered smoked Oak flooring and a top of the range kitchen with breakfast bar and Miele appliances. Floor to ceiling glazing with a southerly aspect bathes the living space in natural light and provides access to a spacious balcony, ideal for warm weather dining.

There are two double bedrooms, the master 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 balcony area overlooking the communal gardens. The second double bedroom, with fitted wardrobes also enjoys similar garden views. Further accommodation includes a family shower room, a utility cupboard and a storage cupboard.





ACCOMMODATION

No. 30 is a spacious two-bedroom apartment with fantastic style and proportions. It could be occupied by the new owner without any further expense. Additional features include underfloor heating throughout, superior quality internal joinery, an air filtration system, remote controlled Luxaflex blinds and one designated car parking space.





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
- Remote controlled Luxaflex blinds



DETAILS

BER: A3 | BER Number: 109778563

Energy Performance Indicator:

9.51 kWh/m²/yr

Approx. Size: 96 sq. m / 1,033 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



Guy Craigie
Director of Residential
guy.craigie@ie.knightfrank.com



Richard Banahan
Sales Agent
richard.banahan@ie.knightfrank.com



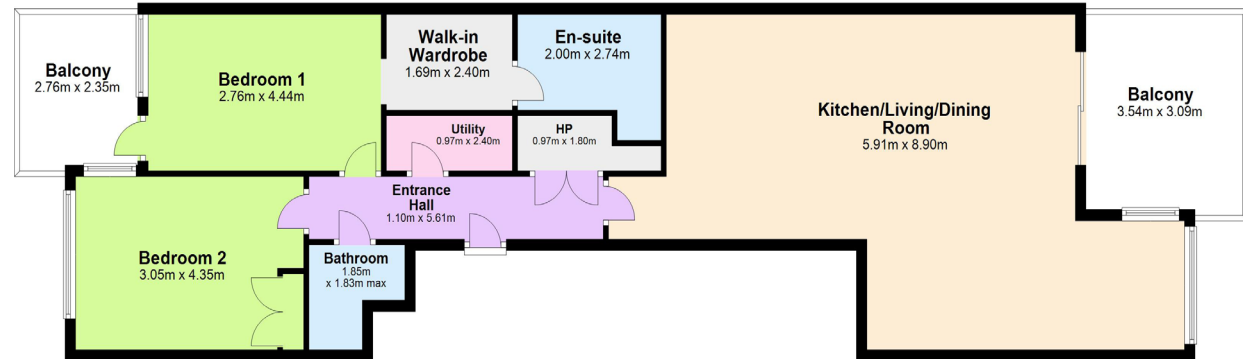
+353 1 634 2466



residential@ie.knightfrank.com

FLOOR PLANS

Floor Plan



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.



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)

PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.