

65 THE DOCK MILL



Barrow Street, Dublin 4

FOR SALE

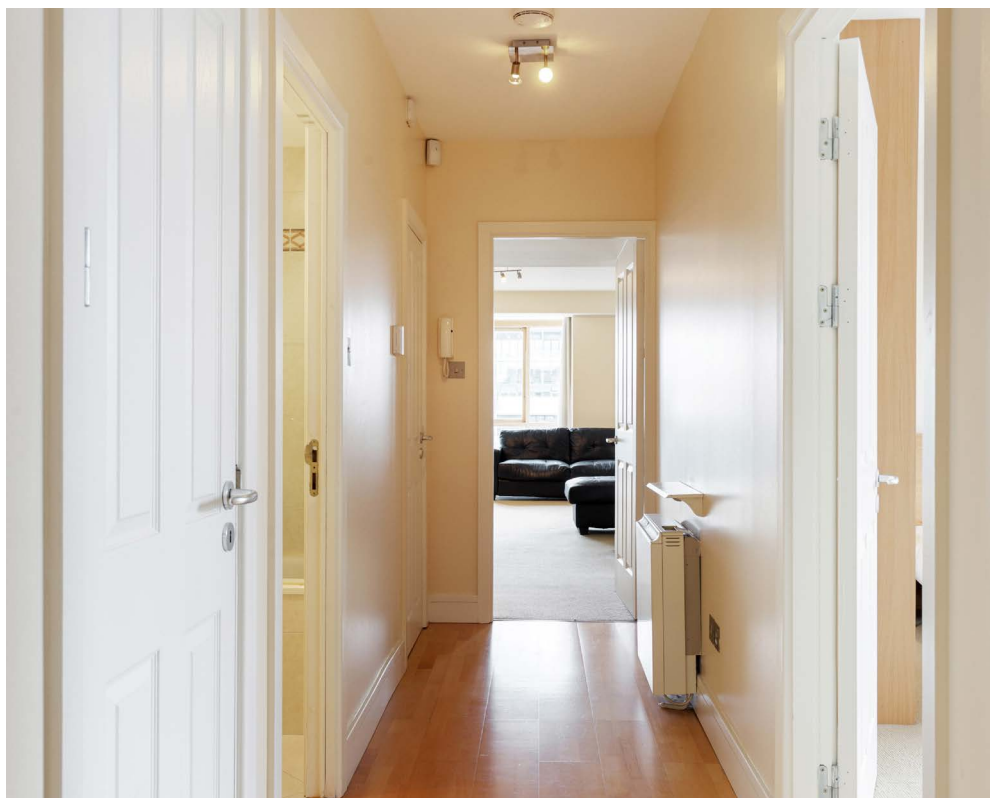


BER D2

65 THE DOCK MILL



Built in 2003 No.65 Dock Mill offers light filled accommodation of generous proportions and benefits from a large balcony overlooking Charlotte Quay.



ACCOMMODATION

This spacious and well-proportioned accommodation is spread over one level and extends to approx.103 sq. m / 1010 sq.ft.



The entrance hall featuring oak floors opens straight ahead to the living room with access to the decked balcony. This wonderful living/dining room features numerous floor to ceiling windows taking in the wonderful water views and providing ample light throughout. Adjacent is the fully fitted kitchen with integrated appliances, tiled floor and granite worktops.

There are two good sized double bedrooms, bright and light filled rooms both with mirrored sliding wardrobes, No 65 boasts two contemporary family tiled bathrooms with separate shower unit in one and bath in the second bathroom.



ACCOMMODATION

A hotpress and storage cupboard can also be found in the hall. This property has been well maintained and in good decorative order throughout.



LOCATION

This superb apartment will undoubtedly appeal to first time buyers, investors and downsizers alike. A Car Park space is provided and access to the roof top gardens on the 5th floor.

The Dock Mill Barrow Street is ideally situated in the heart of Grand Canal Dock, one of Dublin's most desirable and vibrant city districts. A host of amenities are on the

doorstep including the Grand Canal Theatre and the nearby Marker Hotel. Grand Canal Dock is also home to major employers in the IT Sector including Google HQ, Airbnb, Facebook.

There are a wide selection of fantastic eateries and café's, and a Fresh Supermarket close by. The City Centre, Ballsbridge, Sandymount and the IFSC are all within

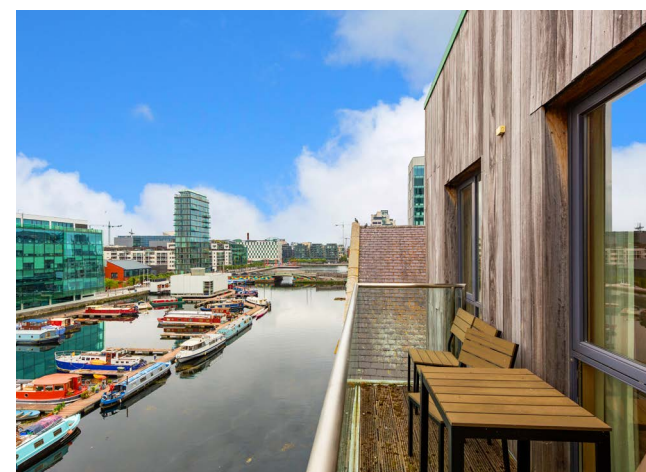
walking distance while the DART provides easy access into and out of town.

Easy access is also available to the east link toll bridge and there are many bus and rail transportation on your doorstep



FEATURES

- Superb city centre location
- Well-proportioned light filled accommodation
- 2 double bedrooms
- Secure & designated car parking space
- Decked balcony



DETAILS

BER: D2 | BER Number: 113215974

Energy Performance Indicator:

262.1 kWh/m²/yr

Approx. Size: 103 sq. m / 1,109sq.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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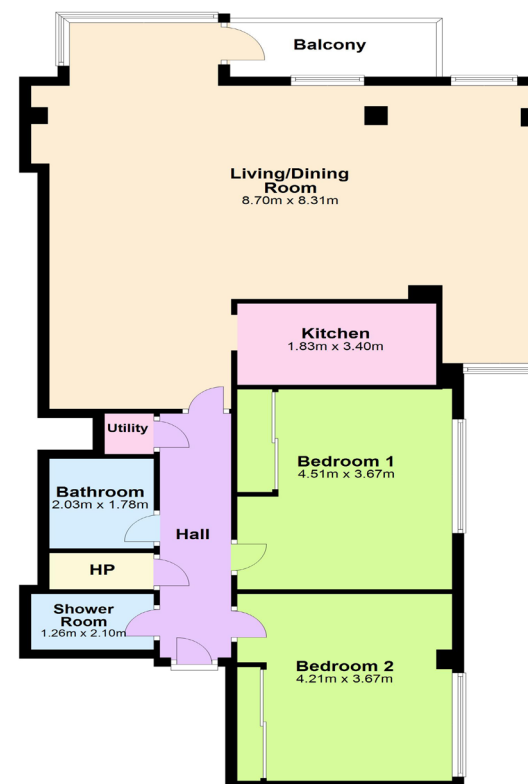


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FLOOR PLANS



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

CONDITIONS TO BE NOTED

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