

# 59 ORWELL GATE



*The Avenue, Marianella, Orwell Road, Dublin 6*

**FOR SALE**





# 59 ORWELL GATE



*59 Orwell Gate is an extremely attractive first floor apartment extending to approx. 125 sq. m / 1,356 sq. ft. situated in this exclusive residential development in the heart of Dublin 6.*





# ACCOMMODATION

Orwell Gate is built to the highest specification with almost every aspect of design meticulously considered. Presented in immaculate condition, No. 59 is an ideal purchase for first time buyers, downsizers and investors alike.



Briefly, the well presented accommodation comprises a spacious entrance hall with solid timber flooring throughout. There is ample storage in this particular apartment with three sizable storage rooms ready to be fitted out with the addition of a small utility cupboard. From the entrance hall is a large open-plan kitchen / dining / living space again with the solid timber flooring. There is a top of the range kitchen with breakfast bar and fitted with Miele appliances. Floor to ceiling glazing with an easterly aspect bathes the living space in natural light throughout the morning and provides access to a spacious balcony with views over the grounds of St. Luke's Hospital affording a great deal of privacy compared to other apartments in the development.

There are three double bedrooms with the master bedroom featuring a dressing room leading through to a luxurious en-suite bathroom with separate shower and double sinks. The second double bedroom is with fitted wardrobes and is next the family bathroom off the hall.









# ACCOMMODATION

No. 59 is an extremely spacious three bedroom apartment with ideal proportions. It could be occupied by the new owner without any further expense. Additional features include underfloor heating throughout and an air filtration system. The residents club features a fully equipped gym with on-site instructor, a sauna and steam room, private cinema room, meeting rooms and a concierge.







# 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
- 2 Secure & Designated Car Parking Spaces
- Superior Internal Joinery Throughout



## DETAILS

**BER:** A2 | **BER Number:** 109318923

**Energy Performance Indicator:** 41.43kWh/m<sup>2</sup>/yr

**Approx. Size:** 125 sq. m / 1,346 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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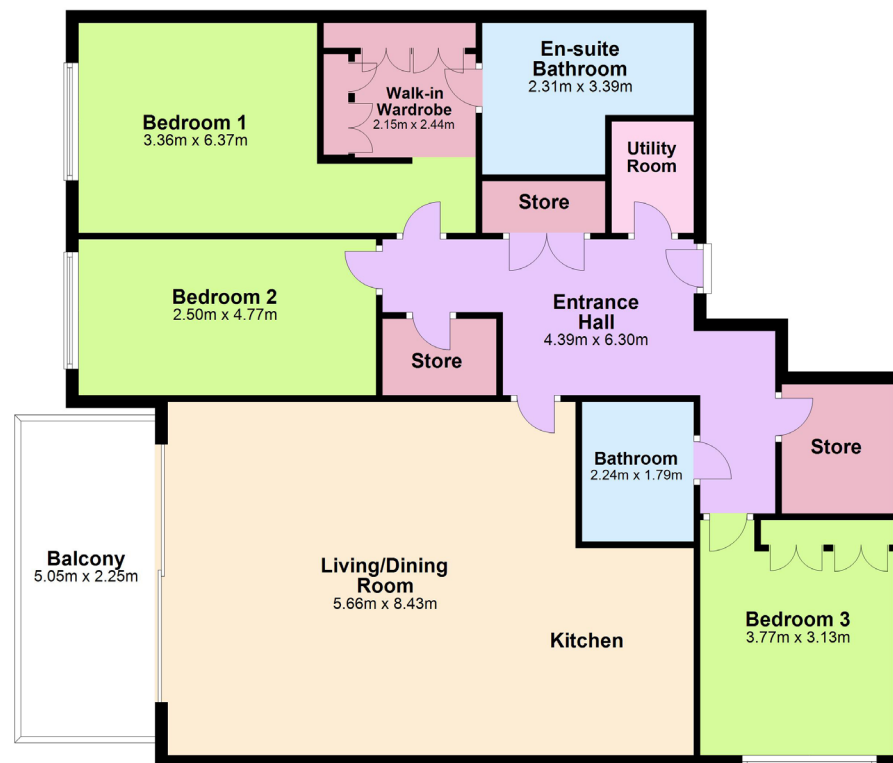


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# FLOOR PLANS



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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