

9 PORTOBELLO QUAY



Portobello, Dublin 8

FOR SALE



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This well-proportioned second floor apartment is spread out over one level and extends to approx. 62 sq. m / 667 sq. ft. No 9 is an ideal purchase for a first-time buyer, downsizer and investor alike.



ACCOMMODATION



No 9 has a bright airy feel in a desirable area overlooking the Grand Canal and Portobello Dock. The accommodation comprises a generous sized hallway off of which is an open plan living / dining area with an open fire and access to a large balcony via glass sliding doors. Benefiting from a south orientation, facing the Grand Canal, this terrace is perfect for sunny days. There is a separate fitted kitchen off the dining area, with an electric oven and hob, fridge and washing machine and views over the Canal.

Both double bedrooms lead off the hallway and are fitted with sliding mirror wardrobes. A separate family bathroom is fully tiled and fitted with electric Triton shower, WC and WHB. A storage cupboard and a hot press with water tank completes the accommodation.

The property is carpeted throughout, has electric storage heating, double glazing, intercom system and private parking for one car. There is also considerable amounts of storage available in the attic space.



LOCATION

No 9 is perfectly located in this trendy area of Dublin 8. Overlooking the Grand Canal, within walking distance of Rathmines Village and St. Stephens Green, Dublin's prime city retail area to include Grafton Street and Temple Bar, Trinity College and the Royal College of Surgeons. The property is also within easy reach of Dublin Docklands and its many Tech Companies. While on its doorstep are beautiful scenic walks, food markets, bakeries, galleries and many eateries offering various cuisines. The LUAS Green Line serves the location along with numerous bus routes. The DART serves destinations within and outside of Dublin, connecting at Connolly for services around the country.



DETAILS

BER: C3 | **BER Number:** 114726276

Energy Performance Indicator:

203.96 kWh/m²/yr

Approx. Size: 70 sq. m / 753 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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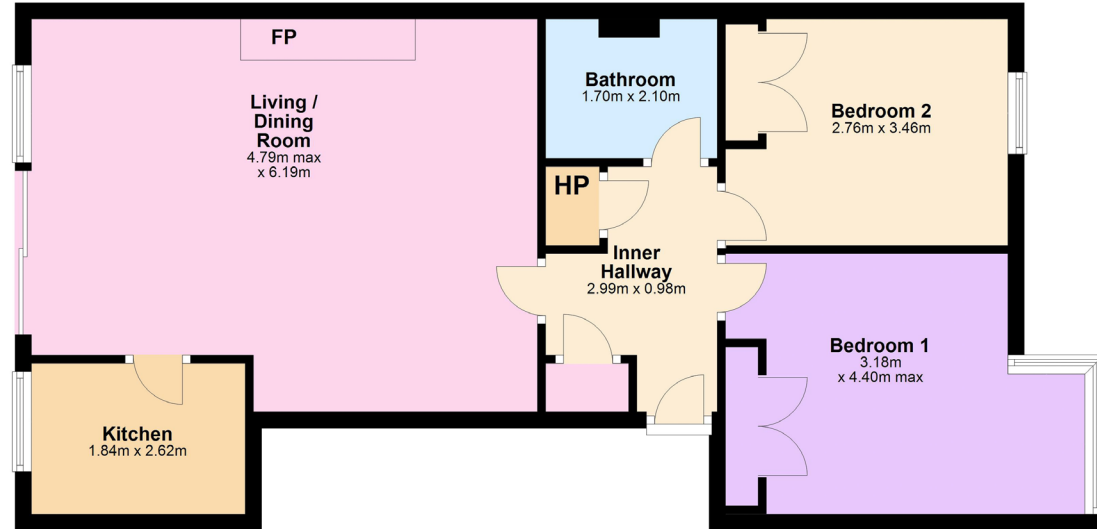
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FLOOR PLANS



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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