

# ADELAIDE SQUARE

Courtyard 3, Whitefriar Street, Dublin 8

**FOR SALE**









# ADELAIDE SQUARE

*"No 3 Adelaide Square is a 3-bedroom ground floor apartment measuring approx. 121 sq. m. / 1,302 sq.ft. situated in a highly desirable location on Whitefriar Street, Dublin 8, only a short stroll to Grafton Street."*

No 3 is nicely situated to rear of the complex, the property is entered via a large pedestrian gate into a private courtyard laid out in patio slabs and decorative stone, is an ideal place to catch the morning sun. Upon entering the apartment through an impressive glass door, one is greeted by a large hallway, with timber flooring. Immediately to the left is generous sized double bedroom, with wall to wall fitted wardrobes and two windows that face onto the front courtyard.





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# ACCOMMODATION



A guest bathroom is next off the hallway with a stand in shower, WHB and WC. A further two double bedrooms are accessed from the hallway, both with fitted wardrobes and double windows that face out onto the rear sunny courtyard. One of these bedrooms has an additional benefit of en-suite, is fully tiled with bath, sperate shower, WHB and WC. A door at the end of the hallway leads through to the large, bright open plan living cum dining area with kitchenette, separated by a breakfast bar, which is fully fitted with white floor and wall units, open shelving, and a timber effect countertop. A dark navy mosaic tile backsplash creates a contemporary feel. Fitted with various appliances to include, electric hob and oven, stainless steel extractor and integrated dish washer. A timer floor runs throughout. Two large windows take advantage of the rear courtyard view. A study/den room adjoins the living room, which is bright and airy. A guest bathroom leads off the living room, with WC, WHB and shower.









# GARDEN & LOCATION

Adelaide Square is situated in this much sought after City Centre development only 5 minutes' walk from St. Stephens Green, Dublin's prime city retail area to include Grafton Street, Temple Bar, Trinity College and the College of Surgeons. Ideally located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres, Adelaide Square also shares its neighbourhood with wonderful cathedrals, libraries, museums and galleries.

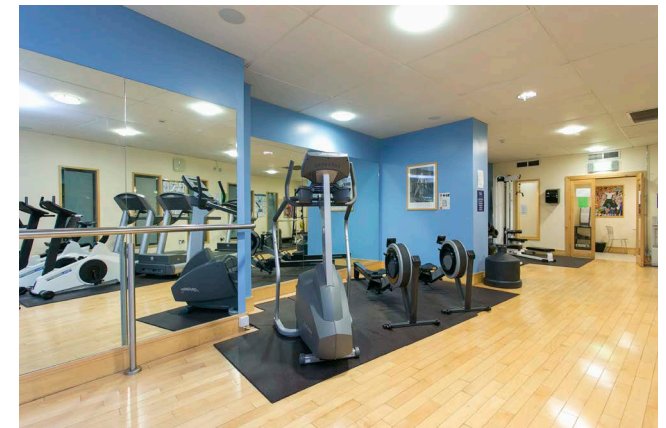
The enviable location provides the perfect setting for city centre living with a wealth of artisan shops, restaurants, cafes, bars and many cultural amenities. Well positioned on the districts of both Dublin 8 and Dublin 2, Camden Street is within walking distance, possessing a wide variety of eateries of all different cuisines, and bustling bars.

There are excellent transport links just a few minutes walk away to include a QBC on Aungier Street and Dame Street, the LUAS Green line at Stephens Green servicing Dublin's South side and Cross City, while Pearse Street Dart station is 10-15 minutes' walk away. Additionally, Adelaide Square boasts easy access to Dublin City Bikes.



## FEATURES

- Annual service charge €4,500
- Gas fired central heating
- Double glazing throughout
- One private car parking space
- 24 hour concierge & CCTV surveillance
- Private gym and swimming pool
- Storage unit



# FLOOR PLANS

## DETAILS

**BER C1 | No.** 115483695

155.7 kWh/m<sup>2</sup>/yr

**Approx. Size:** 121 sq. m. / 1,302 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



**Annemarie Murphy**

Sales Advisor

annemarie.murphy@ie.knightfrank.com



**Eoghan Flanagan**

Sales Assistant

eoghan.flanagan@ie.knightfrank.com

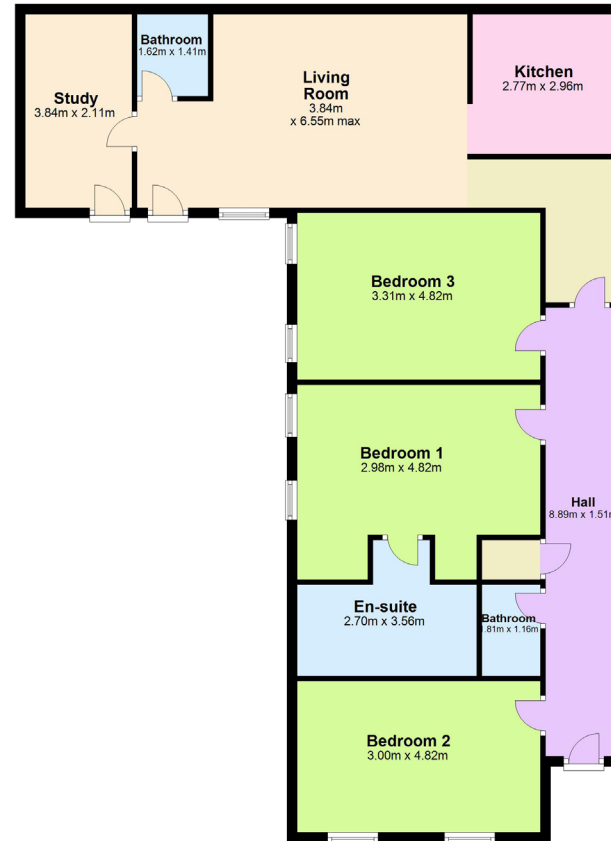


+353 1 634 2466



residential@ie.knightfrank.com

### Ground Floor



NOT TO SCALE

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20-21 Upper Pembroke Street  
Dublin 2

Tel: +353 1 634 2466

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

PSRA Registration Number:  
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Subject to Contract/ Contract  
Denied/ Without Prejudice

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