

# ADELAIDE SQUARE

Courtyard 1, Whitefriar Street, Dublin 8

**FOR SALE**





# ADELAIDE SQUARE



***"Courtyard 1 is a beautiful 2 bedroom duplex of generous proportions extending to approx. 104 sq. m / 1,120 sq. ft. laid out over two floors."***

The apartment is entered via the manicured courtyard through a glazed door into a bright spacious hallway with tiled cream ceramic floor. Off the hallway are two generous sized double bedrooms, both with fitted wardrobes, timber flooring and windows overlooking the courtyard. One of the bedrooms benefits from an en-suite with shower. The main bathroom is also accessed off the hallway. The utility room and cloak room provide plenty of storage and houses the water tank.

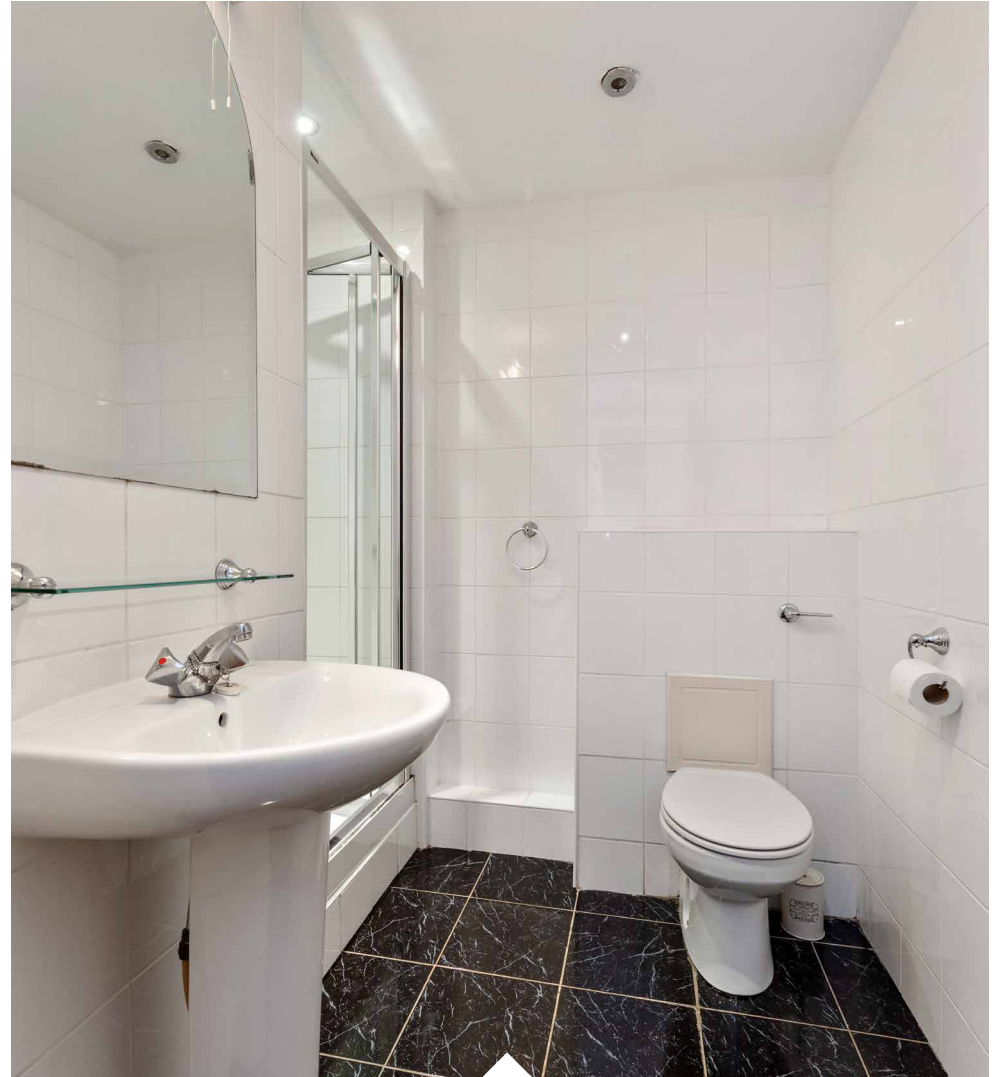




# ADELAIDE SQUARE

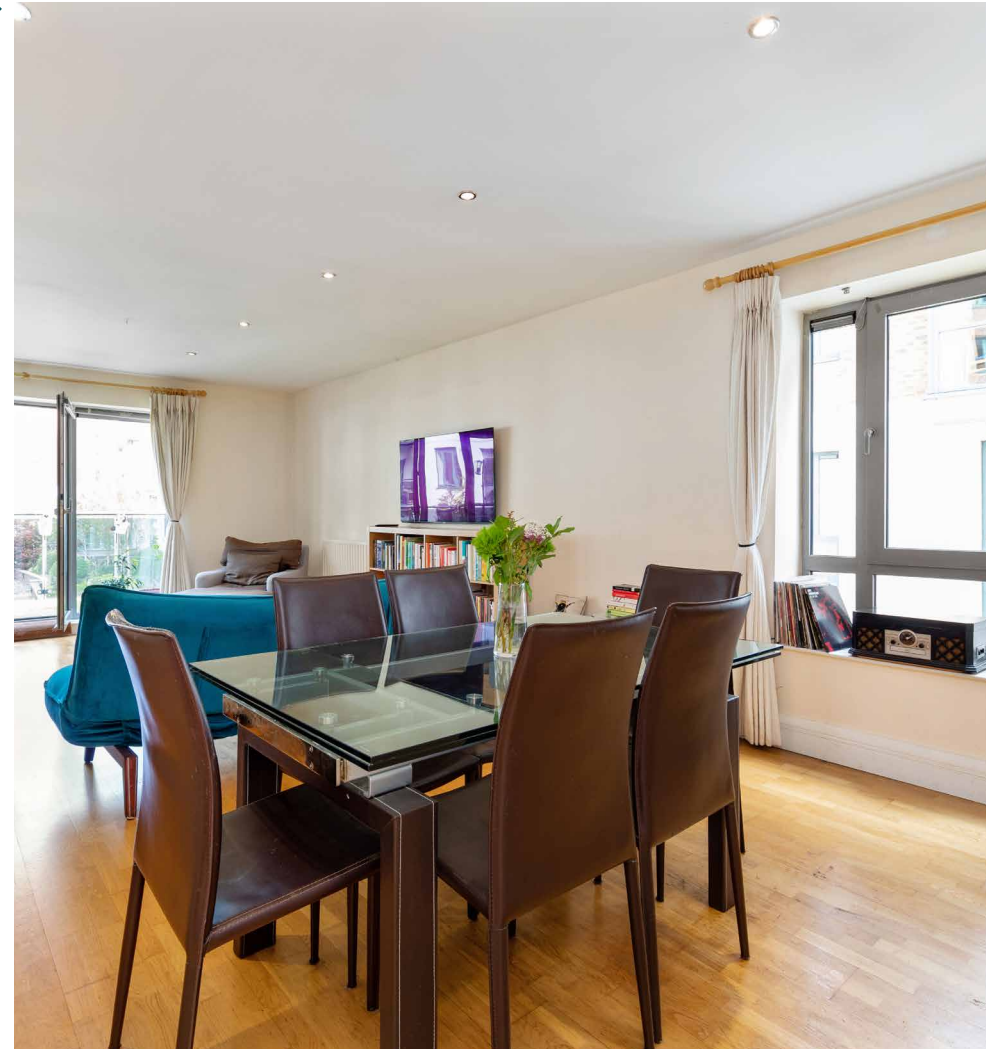


# ADELAIDE SQUARE



# ACCOMMODATION

The first floor is accessed via a flight of stairs, the tiles from the hallway flow through. One is lead up a light filled stairwell with chrome and glass balustrade to the living / dining area. This space is generous in size with timber floor. The open plan style kitchen is off the living room, fitted with floor and wall fitted units with a timber style counter top. Various appliances include a fridge freezer, oven, hob and microwave. A lovely sky light fills the space with light.





# GARDENS & LOCATION

Glass sliding doors lead out from the living area onto a terrace with timber decking, this provides a lovely space to enjoy a morning coffee or alfresco dining.

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.

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.



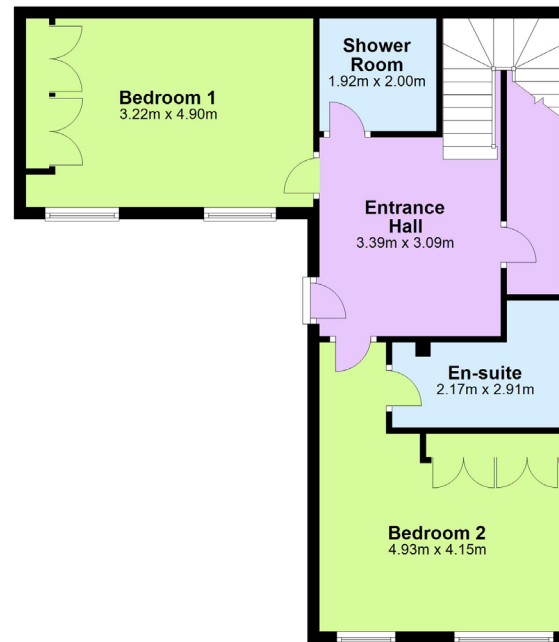
## FEATURES

- Annual service charge €4,100
- Gas fired central heating
- Double glazing throughout
- One private car parking space
- 24 hour concierge & CCTV surveillance
- Private gym and swimming pool

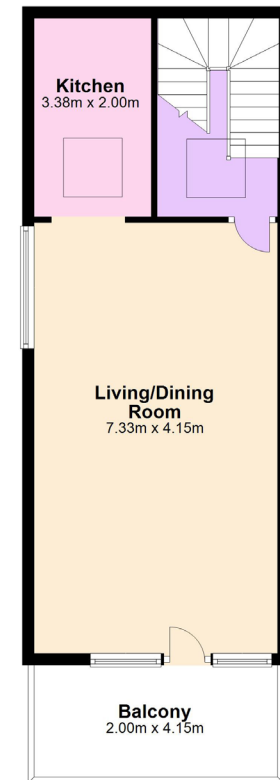


# FLOOR PLANS

Ground Floor



First Floor



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.

## DETAILS

**BER** C3 | **No.** 107171852

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

**Approx. Size:** 104 sq. m. / 1,120 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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Subject to Contract/ Contract  
Denied/ Without Prejudice

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