

# 146 SMITHFIELD MARKET

*Smithfield, Dublin 7*

**FOR SALE**





# ACCOMMODATION

At 146 Smithfield Market you'll discover a charming fifth floor apartment complimented by a southerly facing balcony, secure underground parking and 24 hour concierge.

This thoughtfully appointed apartment is spread over one level and extends to approx. 60 sq. m / 645 sq. ft. The accommodation begins with a generously sized entrance hall and ample storage notably with a hot press fitted with shelves and a cloaks cupboard as you enter. The first double bedroom is on the left-hand side and is fitted with built in wardrobes. The second bedroom similarly features built in wardrobes, also grants access to the balcony. Either bedroom offer the versatility to function excellently as a home office or study. Off the entrance hall is a spacious open plan dining / living space which also extends out onto the decked balcony.







## ACCOMMODATION

There is a fully fitted kitchen with integrated fridge freezer, dishwasher and electric oven with induction hob. The sunny aspect in the living space is south with views of the Dublin Mountains. A bathroom fitted with a bath and shower completes the accommodation.



# TERRACE • LOCATION • FEATURES

146 enjoys a sprawling communal roof terrace that attracts residents with its abundant space and features a wide area of green grass. This elevated vantage point provides a panoramic view that spans the captivating perspective of Dublin City, creating a mesmerizing experience as a tranquil escape from the cityscape surrounded by nature.

This modern, centrally located, spacious apartment conveniently situated in the popular Smithfield locality is certain to appeal to a wide section of the market to include those looking for a pied a terre, first time buyers and

investors alike. Smithfield Market is a very well maintained, most sought after development. Smithfield is a bustling City Centre metropolis with a LUAS stop on your doorstep and is adjacent to The Four Courts, Stoneybatter and within minutes of Heuston Station. Temple Bar and the City Centre are also within walking distance.

The exceptionally convenient location is within walking distance of the new TUD Grangegorman campus, NCAD, and Blackhall Place, while a multitude of shopping facilities are available at Capel Street, Jervis Street.

## LOCATION MAP

Click below to view the location map for 146 Smithfield Market



## VIDEO

Click link below to view the virtual tour



## SIZE

60 sq. m / 645 sq. ft. Approx.

## BER

BER: C2

BER No: 110746583

Energy Performance Indicator: 193.69 kWh/m<sup>2</sup>/yr

## FEATURES

- Well-proportioned light filled accommodation
- Secure & designated car parking space
- Balcony & communal roof terrace
- Electric Heating
- 24-hour concierge service



## VIEWING

By appointment with Knight Frank.

## CONTACT



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ASCSI / ARICS

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## THINKING OF SELLING?

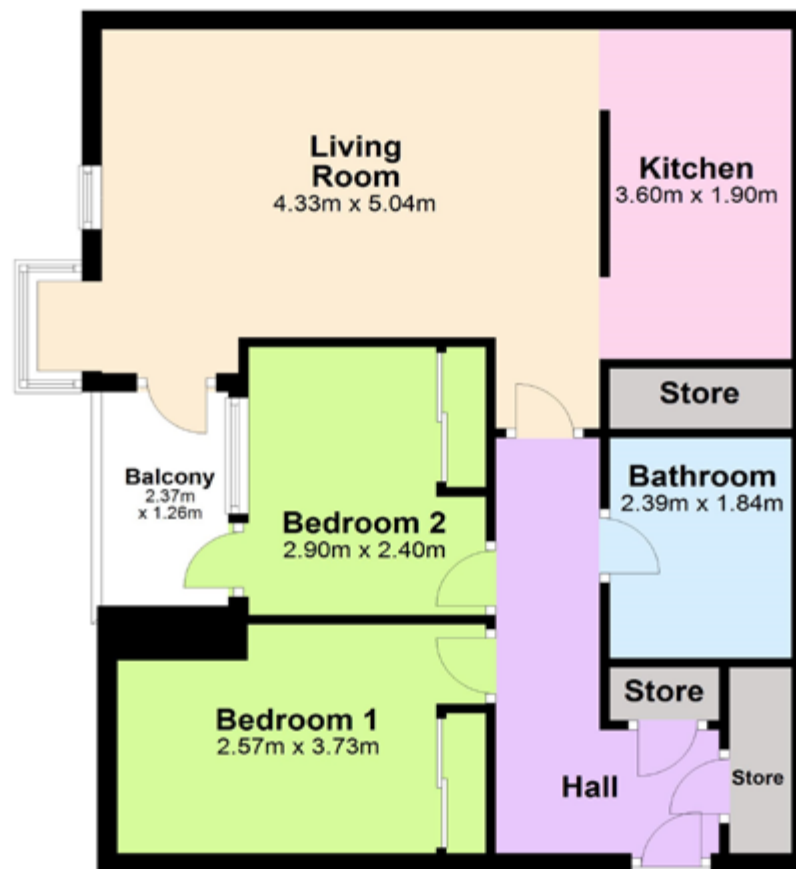
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# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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