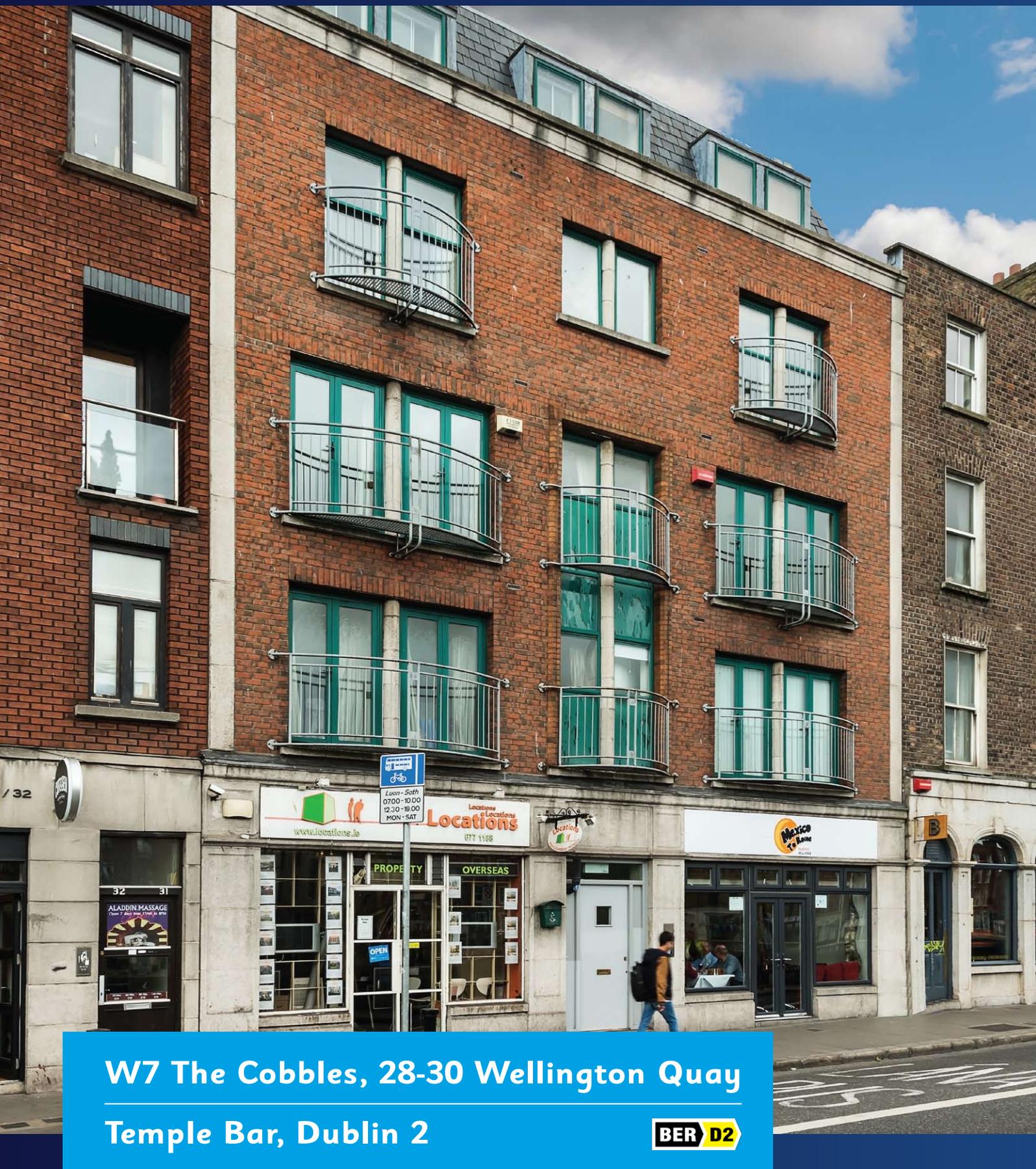


For Sale By Private Treaty



W7 The Cobbles, 28-30 Wellington Quay
Temple Bar, Dublin 2

BER D2

2 Bedroom Second Floor Apartment
c. 40sq.m. / 430sq.ft.



Description

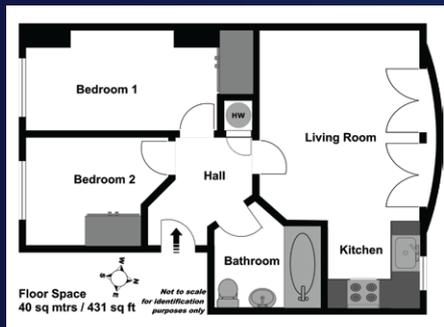
Finnegan Menton presents Apartment W7 The Cobbles on Wellington Quay in Temple Bar, this two bedroom 2nd floor magnificent river view apartment is in the heart of the city. The apartment is between the Ha'penny & Millennium Pedestrian Bridges over the River Liffey. This apartment is just c.40sq.m. / 430sq.ft. but offers bright accommodation including two bedrooms, bathroom and hotpress and kitchen / living & dining area overlooking water in a historic central location. Viewing is highly recommended.

Location

Temple Bar is a cultural area on the south bank of the River Liffey in central Dublin, Ireland. The area is bounded by the Liffey to the north, Dame Street to the south, Westmoreland Street to the east and Fishamble Street to the west. It is promoted as Dublin's cultural quarter and has a lively nightlife that is popular with tourists. Popular venues include The Palace Bar, The Temple Bar Pub, Oliver St. John Gogarty's and The Auld Dubliner to name just a few.

Features

- Close to Meeting House Square & Temple Bar Square.
- Great restaurants and nightlife on your doorstep.
- Only 8 apartments in this quayside block.
- 2nd floor apartment c.40sq.m. with balcony.
- Just across from the Italian Quarter.
- Excellent city views of the Quays.
- 2 minutes walk to O'Connell Bridge.
- Close to new Luas cross city stop (Westmoreland Street).
- Bus routes in your doorstep.
- Built circa 1994.
- Well maintained communal corridors with good security doors.



Accommodation Floor Area: c.40sq.m. / 430sq.ft.

Entrance Hall

Timber floor, alarm panel, intercom & telephone point.

Living Room Dining Area c.3.96m x 3.30m

Open plan layout with river views, Timber floor, coving, tv point, thermostat control, Dimplex electric storage heater, two double balcony doors onto a small balcony.

Kitchen c.1.91m x 1.78m

River view from kitchen window, original kitchen units and counter with stainless steel sink, tiled floor and splash back wall tiling, coving, plumbed for a washing machine.

Bathroom c.2.17m x 1.67m

White bathroom suite comprising wc, whb, bath, bath screen, complete wall and floor tiling, coving, vanity cabinet, shaving light, extractor fan and Dimplex heater.

Bedroom 1 c.4.68m x 2.11m

Double bedroom, fitted wardrobe, coving, electric heater.

Bedroom 2 c.2.90m x 2.18m

Small double bedroom, fitted wardrobe, coving, electric heater.



BER

B.E.R.: D2 270.61kWh/m2/yr

B.E.R. Number: 109109447

Viewing

By appointment only with sole agents Finnegan Menton.

Contact Glenn Burrell 01 614 7900 or gburrell@finneganmenton.ie

Property Management

Management Company: The Cobbles Management Ltd.

Management Agent: McDonald & Company Ltd. (01) 860 1392

Management Fee: €1,164 per annum

Price

On Application.