

For Sale By Private Treaty



Penthouse 26, Block A

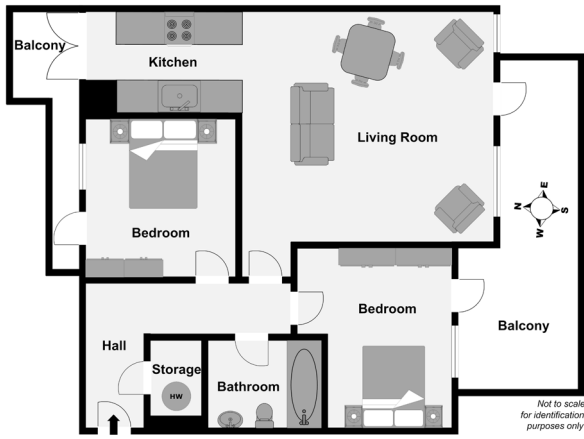
Smithfield Market,
Smithfield, Dublin 7

BER C3

6th Floor Two Bedroom Penthouse
c.80sq.m. / 861sq.ft.



FINNEGAN
Menton



Location:

Smithfield Market is the heart of Smithfield and beside the Smithfield Luas Stop, and within a few minutes walk of the city centre.

Block A is accessed directly beside the Lighthouse Cinema entrance and beside the Maldron Hotel Smithfield and directly opposite Jameson Whiskey Distillery on Smithfield Square Plaza.



Description:

Finnegan Menton presents Penthouse 26 in Smithfield Market, this luxury 6th floor two bedroom penthouse apartment extending to c.80sq.m. / 861sq.ft. has two balconies and comes fully furnished, includes one car parking space and vacant possession so available for immediate occupancy.

Penthouse 26 also has access to a wonderful residents roof terrace with a large green area and commanding city views of the area.

Smithfield Market is beside Smithfield Plaza and is a wonderful mixed use development with residential, commercial and retail, hotel, leisure and cultural space designed to make the best possible use on the central location in the city.

Convenient to a multitude of amenities and services including the Four Courts, Kings Inns, Observation Tower, St. Michan's Church, the Luas, bus routes, Heuston Station, Jervis Shopping Centre, Henry Street, local shops, restaurants, cafes, bars, cinemas, theatres, sports & leisure facilities, the Phoenix Park, the new DIT Campus, schools and colleges.

The penthouse has two double bedrooms, one bathroom, generous living and dining area, large storage hotpress and balcony access from 4 separate points. You have balcony access from both bedrooms, the kitchen area and the living room which makes this Penthouse quite unique having so much access to the two outside balconies.

Accommodation:

Floor Area: c.80sq.m. / 861sq.ft.

Entrance Hall

c.1.27m x 3.03m & c.1.00m x 3.11m

'L' shaped hall, solid timber floor, smoke alarm, intercom, hotpress with tank and 3 large linen shelves.

Living Room

c.5.30m x 4.80m

Solid timber floor, smoke alarm, large bright living room with access to the balcony with a door.

Kitchen

c.3.23m x 3.17m

Maple fitted kitchen units with marble countertops, all appliances included in the sale. Indesit fridge freezer, Indesit washer/dryer, Neff dishwasher, Sharp microwave, Neff cooker & hob, Neff extractor fan.

Bathroom

c.1.83m x 2.38m

White bathroom suite with whb, wc, bath, shower and bath screen, complete wall & floor tiling.

Bedroom 1

c.2.61m x 3.82m

Double bedroom, laminate floor, fitted wardrobes, door to large balcony.

Bedroom 2

c.3.31m x 3.15m

Double bedroom, laminate floor, fitted wardrobe, door to small balcony.

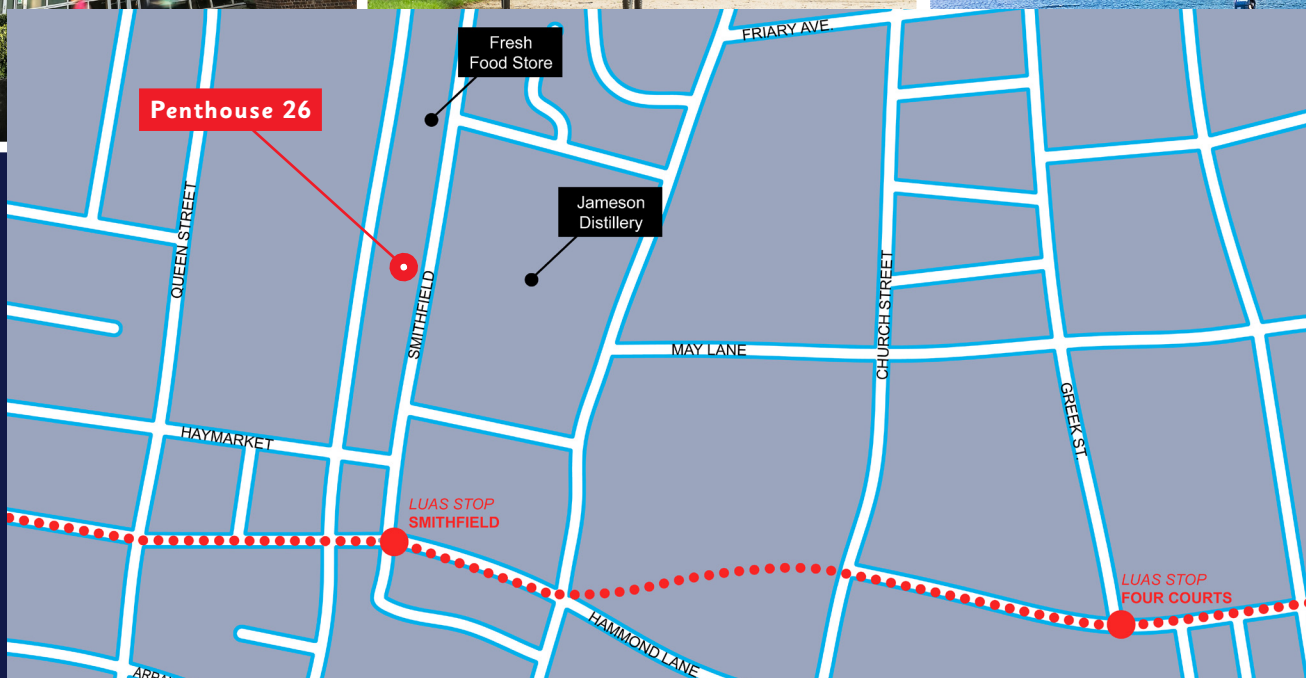
Balconies

Two balconies, main balcony is 7m wide (this area is not included in overall units).

Features:

- All furniture & contents included.
- Vacant possession / available immediately.
- Built in 2006, designed by Horan Keogan Ryan.
- Large balcony with access from Living room, kitchen and two bedrooms, panoramic views of Smithfield Market Square and Old Jameson Whiskey Distillery.
- Roof Garden & terrace for residents.
- Dimplex electric storage heaters.
- 24 hour concierge desk and reception.
- 6th floor apartment, commanding views.
- South west facing bright apartment.
- High ceiling and over size windows and doors to maximise views.





Heating:

Electric central heating.

Car Parking:

Parking space No. 242 is included.

BER:

B.E.R.: C3 222.65kWh/m2/yr
B.E.R. Number: 110858420

Price:

On Application.

Property Management:

Management Company: Smithfield Market Management Company
Management Fee: €2,789.72 per annum.
Management Agent: Wyse Property Management Ltd.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com