

**72 Shelbourne Village,  
Ringsend Road, Dublin 4, D04 VP94**



Second floor two storey duplex apartment located in a gated development in the heart of Dublin 4 with secure residents communal parking. This apartment features, sitting / dining room and kitchen at ground floor level, and 2 bedrooms and shower room at first floor level. Windows are double glazed and central heating is electric storage and convector heaters.

Situated adjacent to the Grand Canal Dock and Basin with a local Dart service, and within a stroll of a number of major technology companies including Google, Facebook, LinkedIn and also some top Legal & Financial Firms.

A wide variety of amenities are nearby including Ringsend and Sandymount Villages, Bord Gais Theatre, National Convention Centre, Aviva Stadium, 3 Arena and a selection of some top class cafes and restaurants. There is a Dublin Bikes Station close by affording an easy commute to city locations. Sandymount Strand is a short walk away.



## ACCOMMODATION:

### Hall:

With wood floor. Intercom.

### Living Room:

14.52 (into bay) x 4.79

With Le Droff style fireplace. Coving to ceiling. Wood floor.

### Kitchen:

2.49 x 1.60

With fitted kitchen presses incorporating oven, hob & hood.  
Plumbed for washing machine. Tiled floor.

### Bedroom 1:

5.16 (into bay) x 2.44

With built in wardrobes. Laminate wood floor.

### Bedroom 2:

4.33 x 2.21

With built in wardrobe. Laminate wood floor.

### Shower Room:

1.86 x 1.64

With shower, w/c & washbasin. Wall & floor tiles.

### Hot Press





### Some Features:

- Hardwood double glazed windows
- Second floor duplex apartment
- Electric heating
- Intercom
- Gated development
- Private resident parking
- Current service charge c.€1,540 p.a.
- Close to a host of excellent amenities

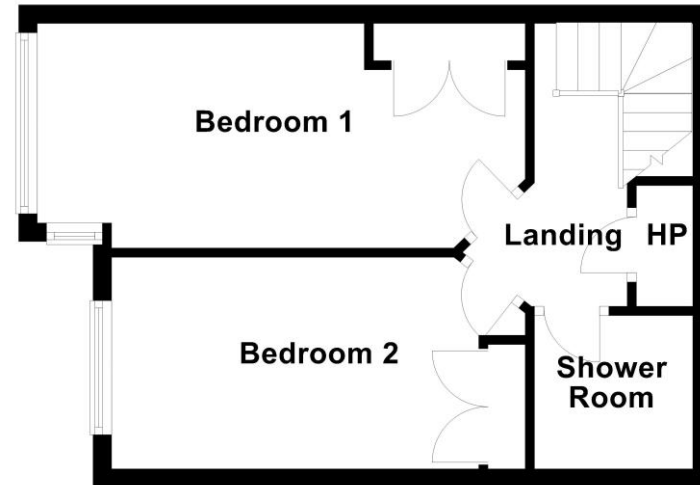
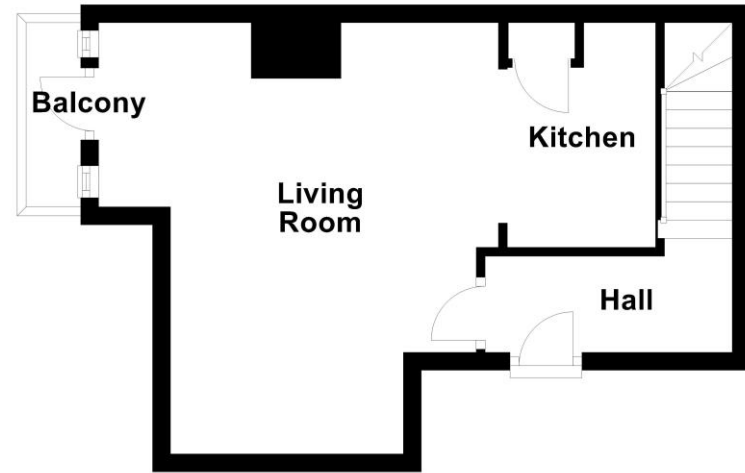
**Gross Internal Area:**  
c.58 sq.m. (c.622 sq.ft.)

**B.E.R.:**

D1

No. 110915824

EPI: 242.56 kWh/m<sup>2</sup>/yr



Floorplans for identification only – Not to scale



### Negotiators:

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