

**FOR SALE**  
**BY PRIVATE TREATY**



88 Bridgewater Quay, Conyngham Road, D08 T416



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Road, D08 T416

BER: E1 GIA: c. 66.5m<sup>2</sup> (c. 1100 sq. ft)

An elegantly presented & newly refurbished two bedroom apartment for sale along the banks of the Liffey.

This ground floor property, which boasts a rare treble aspect, South facing terrace & rear access is located in Bridgewater Quay, adjacent to the Phoenix Park. Bridgewater Quay is a well maintained complex with lovely communal gardens, communal parking, riverside walk and views over the Liffey.

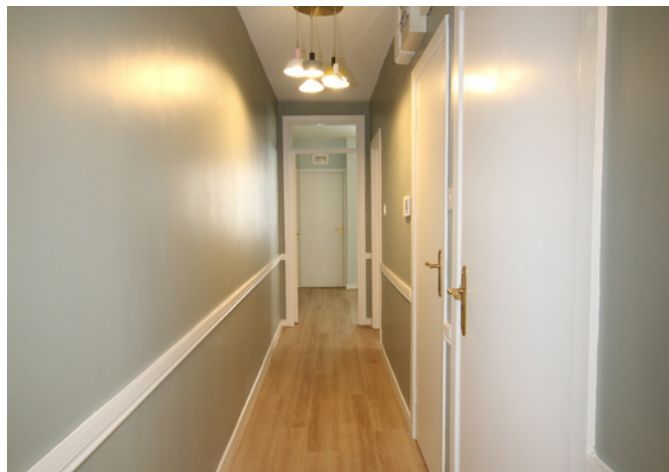
The City Centre, LUAS Red Line, Hueston Station and bus routes are all within a short distance from the complex. There are also a number of well-known landmarks nearby to include the War Memorial Gardens, Royal Hospital Kilmainham, Guinness, Kilmainham Gaol, Phoenix Park and St. James' Hospital to name a few. Major road networks are also easily accessible.

The apartment, which has been updated for the market benefits from its own entrance porch, which

## Refurbished apartment with Treble aspect & South facing Terrace overlooking the Liffey River



leads into the sitting room. The sitting room features a marble fireplace and sliding doors leading to the South facing terrace. The kitchen is situated just off the sitting room and benefits from a new sink, new worktop & new hob & extractor. A hallway leads off the sitting room where the bedrooms and bathroom are located. The bathroom has been fully refurbished to include all new sanitaryware



and tiling. There is a useful storage area off the rear bedroom, which is positioned in the undercroft of the steps which lead to the apartment above. This storage area, which has its own external entrance currently houses a tumble dryer and would also be an ideal place to store bikes.

Year of build: 1991



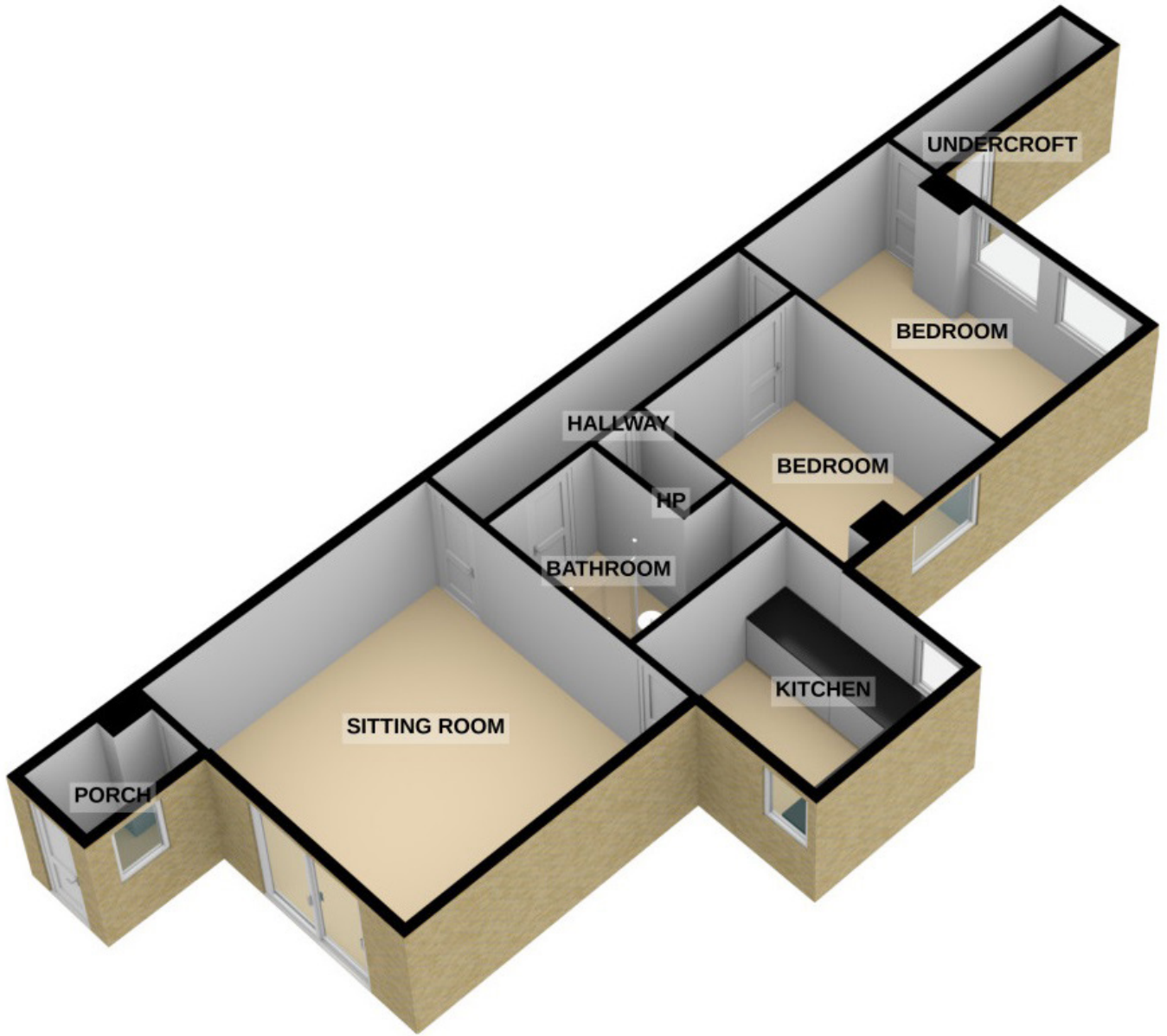
#### FEATURES

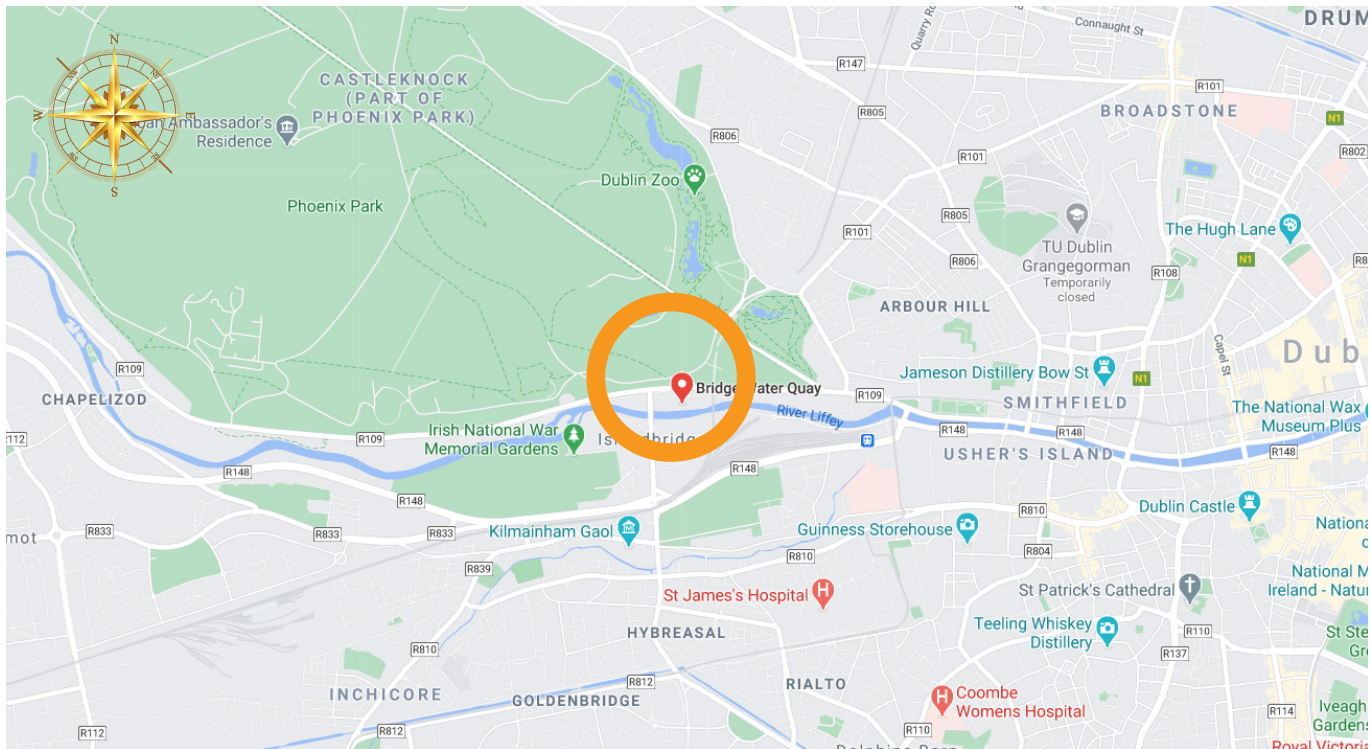
- New floors throughout – AC5 laminate flooring
- Newly fitted Plusrad fluid electric radiators with 10 year aluminum guarantee & 2 year electronics warranty
- New sanitaryware in bathroom
- Triton T90 shower with standard shower head plus an additional rainwater shower head
- Marble fireplace with open chimney for solid fuel fires
- New kitchen worktop
- New kitchen sink and tap
- New hob & extractor
- Plumbed for slimline dishwasher
- Alarm System
- South facing terrace area with bark bed and suitable for planting
- Private porch entrance + rear entrance via undercroft
- Undercroft storage area
- Treble aspect
- Double glazed windows
- Communal parking
- Well maintained communal gardens
- River walkway
- Views over River Liffey

#### ACCOMMODATION

- Porch (1.25 x 1.73) - Tiled floor, dado rail, window, ceiling light fitting, glass paneled door leading to sitting room.
- Sitting room (4.43 x 4.6) – Marble fireplace, wall mounted lights in alcoves, ceiling lighting, dado rail, ceiling coving, double sliding doors leading to South facing terrace.
- Kitchen (3.00 x 2.55) – New hob & extractor, washing machine, fridge / freezer, oven, new worktops, 2 windows, newly tiled splashback, new sink, drainer & mixer tap, ceiling lighting.
- Hallway (5.22 x 1.03) – Ceiling light fitting, fuse box, alarm control pad, dado rail, hotpress.
- Bathroom (2.54 x 1.6) – New sanitaryware, vanity unit with basin, tiled shower unit with glass surround & door, Triton T90 shower with rainwater showerhead, tiled floor.
- Bedroom (2.54 x 3.46) – Window to side of the property, 2 double sockets, ceiling lighting.
- Rear bedroom (4.60 x 2.67) – Two windows facing rear of property, 2 double sockets, ceiling lighting, door leading to storage room in undercroft.
- Undercroft (3.3 x 0.90) – Storage area positioned in undercroft of steps leading to apartment above. Currently houses tumble dryer and benefits from external rear access as well as access from the rear bedroom.







PSRA Licence Number: 003786



**ACCREDITED**  
(VALID UNTIL OCT 2020)  
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