

FOR SALE BY PRIVATE TREATY

10 Grand Canal Court, Rialto, Dublin 8

3 bedroom apartment overlooking the Grand Canal



SIZE

The property extends to approximately 96 sq.m/1,033 sq.ft plus a balcony of 7sq.m

PRICE

On application

MANAGEMENT FEE

€2,040 per annum (Subject to change)

CONTACT

For more information and inspection, please contact **Helena Kelleher** at Kelly Walsh Property Advisors & Agents. Email: helena@kellywalsh.ie



SALES AGENTS

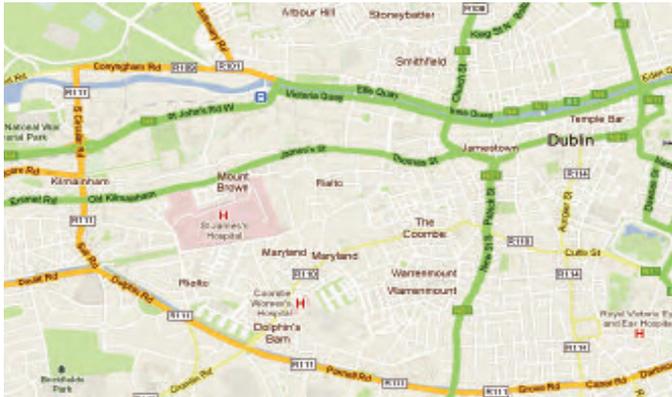
Kelly Walsh 15 Herbert Street, Dublin 2



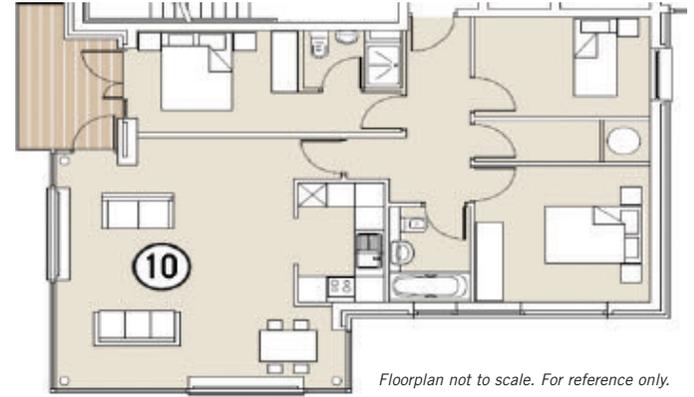
 **KELLY WALSH**
property advisors & agents

01.664.5500

www.kellywalsh.ie



View of Grand Canal from the balcony



Floorplan not to scale. For reference only.

LOCATION

No.10 Grand Canal Court overlooks the beautiful Grand Canal. It is located on Herberton Road in Rialto, Dublin 8, only ½ km from Dublin City Centre. Other amenities of interest nearby include the renowned Irish Museum of Modern Art (IMMA) at the Royal Hospital in Kilmainham, Kilmainham Gaol, Phoenix Park and Dublin Zoo.

The area benefits considerably from excellent transport services, which include the LUAS Red Line to the IFSC and Tallaght, and a quality bus service to the western suburbs. The location provides enviable access to and from the city centre with O'Connell Street less than a 30 minute walk away and 5 minutes by LUAS.

Grand Canal Court is a short drive from the M50 motorway, providing easy access to all major transport routes in the greater Dublin area and arterial routes to the north, west and south of the country.

DESCRIPTION

The Grand Canal Court development was built in 2008 by Newlyn Developments. No.10 comprises an extra spacious three-bedroom first floor apartment. The accommodation is well designed and maximises the apartment's space to create a comfortable modern feel. The apartment is incredibly bright with a south westerly orientation; it is also dual aspect allowing light to filter into all of the rooms. The large open plan kitchen/living room has floor to ceiling windows overlooking the Grand Canal and it also benefits from a balcony. The bedrooms are generous double rooms with the master having the benefit of an ensuite. The interior has been designed and finished to a high specification and the property is being sold with the furniture and contents included in the sale. There is one basement car park space provided with the property.

BER DETAILS

BER B3 - BER No. 101950509
Energy Performance Indicator: 29.02 kWh/m²/yr

FEATURES

- High gloss ivory kitchen with walnut timber effect
- Stainless Steel heated towel rails
- Gas fired central heating
- Fully furnished (contents included in the sale)
- Wooden flooring
- Built in wardrobes
- Wired for broadband and telephone connections to all bedrooms and living rooms using CAT5 cabling
- Wired for smoke alarm with battery backup

KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.