



Apt 99 Forbes Quay Apartments, Lazer Lane,
Dublin 2. D02X654

Beirne
& Wise



EMAIL ENQUIRIES ONLY. No 99 Forbes Quay Apartments is a smart 2 bed apartment (65sq.m/700sq.ft) located on the ground floor of this much sought after development. This pristine apartment enjoys a dual aspect with both street and courtyard views and features an airy open plan reception room with two double bedrooms (main with ensuite) together with a contemporary kitchen and stylish bathrooms. There is also a convenient storage room located in the hall.

This is a vibrant location on the doorstep of the City Centre with an abundance of waterside cafés, restaurants, Fresh food market and Il Valentino bakery on offer, in addition to banking facilities, dentists, a medical centre and the five star Marker Hotel's award winning spa and pool. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is just a five minute walk away. The waterfront itself is popular with water sport enthusiasts (kayaking, stand up paddle boarding and water skiing from the Surf Dock) as well as canal boats, the Viking Splash Tours and dragon boat racing.

Many of the world's leading tech companies are located in the surrounding area along with most of Dublin's top law and financial firms, making the property ideal for working nearby. Some of Dublin's finest entertainment attractions are also within walking distance including the Bord Gais Energy Theatre, the Aviva stadium, the Convention Centre Dublin and the 3 Arena. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance, as is Sandymount Strand. Dublin Airport is just 25 mins away via the Port Tunnel.

Features

- Modern 2 Bed Apartment
- Excellent Riverside Location
- Adjacent Grand Canal Plaza and Bord Gais Theatre
- Walking Distance of St Stephens Green
- Dual Aspect with Balconies from Bedrooms and Livingroom
- Large Storage Room
- Close to Coffee Shops, Restaurants and Hotels
- Close to the Luas and Dart
- Gas Fired Central Heating

Accommodation

HALL

Welcoming entrance hall with wooden floors. Large storage room.

LIVING/DINING ROOM

4.85m x 4.55m

Bright light-filled room with floor to ceiling windows and views across the landscaped Plaza towards the River Liffey. Wooden flooring.

TERRACE

4.65m x 1.30m

The living room terrace enjoys a very pleasant aspect across a pedestrian plaza and has direct access on to Sir John Rogerson's Quay and the river Liffey. There is a view of the iconic Convention Centre together with an interesting cityscape of nearby modern buildings.





KITCHEN

2.85m x 1.70m

Fitted with contemporary white high-gloss wall and floor cupboards with a tiled splashback and tiled floor. Appliances include oven and hob with overhead extractor fan, washing machine/ dryer, dishwasher and fridge freezer.

BEDROOM 1

2.58m x 4.32m

Double bedroom with built in wardrobe and door to the courtyard balcony.

ENSUITE BATHROOM

1.89m x 2.29m

Complete with wc, wash hand basin and bath with glass shower screen and shower fittings. Wall mounted heated towel rail. Mirrored vanity cabinet. Tiled floor and part-tiled walls.

BEDROOM 2

2.32m x 3.23m

Double bedroom with a built in wardrobe and access to the courtyard balcony. Wooden flooring.

SHOWER ROOM

1.65m x 2.29m

With a large step in shower cubicle with glass doors and contemporary fittings, wash hand basin and wc. Mirrored vanity cabinet. Tiled floor and part-tiled walls.

OUTSIDE

The bedroom balcony enjoys a quiet aspect overlooking the internal courtyard garden. The courtyard is landscaped and has the benefit of resident's access to the riverfront. The attractive Chimney Park is a wonderful amenity located just across the road and offers a playground and seating.

BER

Ber No. 100748656

Output. 176.21 kWh/m²/yr





Beirne
& Wise

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.