

APT 161 THE HARDWICKE

Morning Star Avenue, Smithfield, Dublin 7

FOR SALE



APT 161 THE HARDWICKE

An attractive 2-bedroom duplex apartment of generous proportions extending to approx. 60 sq. m / 646 sq. ft. laid out over two floors.

Upon stepping through the well-maintained communal courtyard / carpark, a glazed stairwell leads you to the inviting space of No. 161 with a good-sized staircase hall with ample storage, including a convenient cloaks cupboard at the entrance. Off the entrance hall is a spacious open plan dining / living space featuring double-glazed timber sash windows – extra tall to the front with an enclosed mezzanine above – complimented by timber flooring throughout.







ACCOMMODATION

The fully fitted kitchen includes both floor and wall fitted units, a dishwasher, an electric oven with an electric hob, and a washing machine. The first floor reveals a landing leading to two generously sized double bedrooms. Each bedroom is flooded with natural light, featuring double-glazed timber sash windows and built-in wardrobes. Offering versatile space, either bedroom can serve exceptionally well as a home office or study. A good-sized bathroom and a hot press complete the accommodation on the first floor. The property benefits from two underground car spaces.



LOCATION • FEATURES

161 The Hardwicke is positioned in the heart of the highly sought-after Smithfield area, making it an attractive option for a diverse range of individuals. Whether you're in the market for a pied-à-terre, a first-time home, or an investment to add to your portfolio, this centrally located property offers both convenience and broad appeal. The vibrant city centre is right at your doorstep, with a LUAS stop providing excellent connectivity across Dublin. The location is adjacent to The Four Courts and Stoneybatter, and just minutes away from Heuston Station. Temple Bar, St. Stephen's Green, and the City Centre are also

easily accessible on foot. Some of the most prestigious educational institutions are within easy walking distance, including the renowned Trinity College and the modern DIT Grangegorman Campus.

Additionally, the property enjoys seamless access to major business hubs such as the IFSC and Grand Canal Dock as well as Dublin Airport. Easy access is also available to the Mater, St. James's and Temple Street Hospitals and the Law Society, and major transport routes like the M1 and M50 motorways.

LOCATION MAP

Click below to view the location map for Apt 161 The Hardwicke.



VIDEO

Click link below to view virtual tour



SIZE

60 sq. m / 646 sq. ft. Approx.

BER

BER: D1

BER No: 109820852

Energy Performance Indicator: 238.36 kWh/m²/yr

FEATURES

- Well-proportioned light filled accommodation
- Two secure & designated car parking spaces
- Electric storage heating
- Prime Dublin City Location
- Close proximity to Smithfield Square



FLOOR PLANS

VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

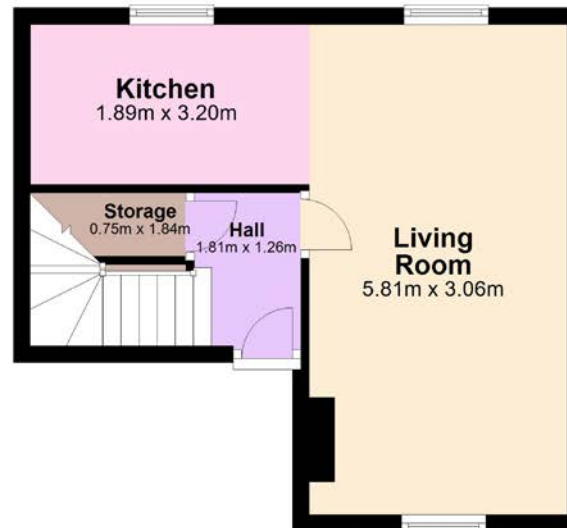
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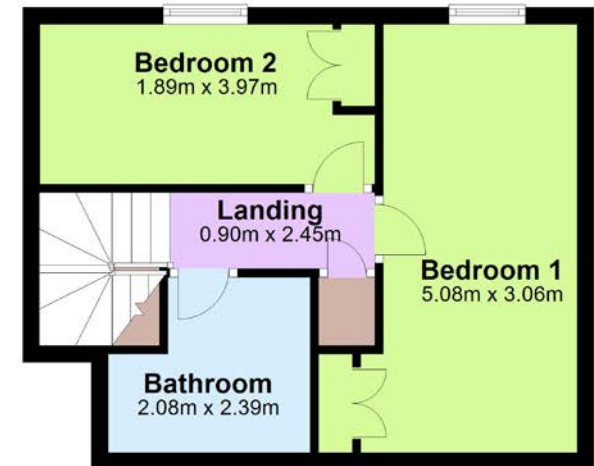
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Ground Floor



First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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