



HUNTER-GATHERER

FLOORPLAN

## Fitzwilliam Place

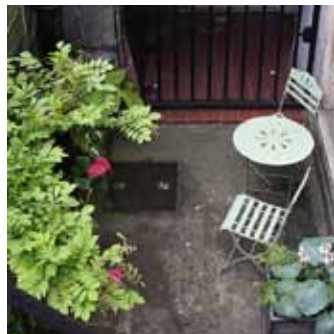
### Flat 1

For more information

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#### Flat 1, Fitzwilliam Place

Flat 1 is a lovely 2 bedroom duplex flat (1 double and 1 single), situated to the front of the house on the Ground Floor and Basement Floor. It is approximately 700 sq ft (65 m<sup>2</sup>) in size with 12 ft high ceilings. Flat 1 also has the advantage of a small secure courtyard to the front of the house that may be accessed through the Master bedroom.

You walk through a small hallway into the light-filled living room of the flat. There are two original sliding sash windows with working shutters, overlooking Fitzwilliam Place, to the front. The living room has a working multi-fuel stove along with a very comfortable large sofa. The living room has a unique 'secret door' and stripped wooden floorboards. In the dining area, there is an extendable dining room table and chairs.

Off the living room is a compact, fitted kitchen with an electric oven, cooking hob, fridge/freezer and microwave, with plenty of cupboard space. The kitchen is fitted-out with glasses, delph, cutlery, utensils, pots and pans - everything you might need.

Down a spiral staircase to the bedrooms and bathroom, the Basement Floor is carpeted in a rich, purple, wool carpet. The Master double-bedroom has an antique upholstered 5 ft French bed, large wardrobes and a writing bureau. The second bedroom is a single, with an antique brass bed, wardrobe and study desk.

The bathroom contains a WC, a basin with under-sink storage, and a bath with overhead shower. There is a hot-press with a washer/dryer machine, and a storage room.

All our flats have a TV, DVD player and high speed wireless broadband. Each flat is equipped with an iron and ironing board, vacuum cleaner and clothes rack. Our rates include bed linen & towels and we can arrange for the flats to be fully serviced, to include all utilities and a weekly clean in your rate. On street car parking can be arranged, subject to Dublin City Council regulations and charges.



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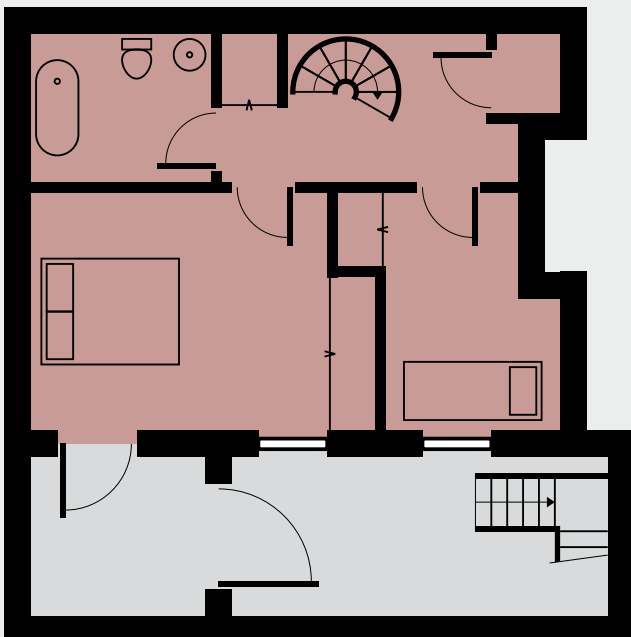
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**Flat 1**  
Basement



**Flat 1**  
Ground Floor

